



MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

MH No: 42	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 42A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input type="checkbox"/>	Light Duty	<input checked="" type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul	<input type="checkbox"/>	Storm	<input checked="" type="checkbox"/>	Combined	<input type="checkbox"/>	Telecom	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Other	<input type="checkbox"/>	SOAKAWAY
Electricity	<input type="checkbox"/>	Water	<input type="checkbox"/>	Cover Level	<input type="text"/>							

DEPTH TO INVERT
0.80





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

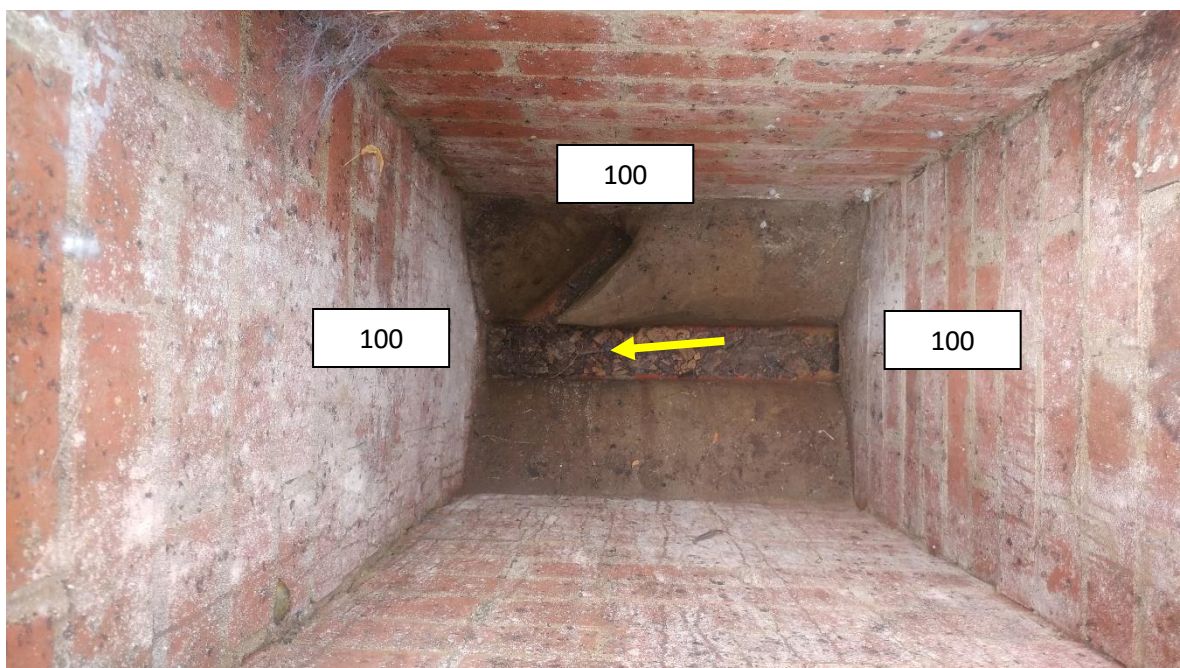
SURVEYOR: LP/BK

MH No: 43	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 43A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul ☐ Storm ☒ Combined ☐ Telecom ☐ Gas ☐ Other
 Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
1.32





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

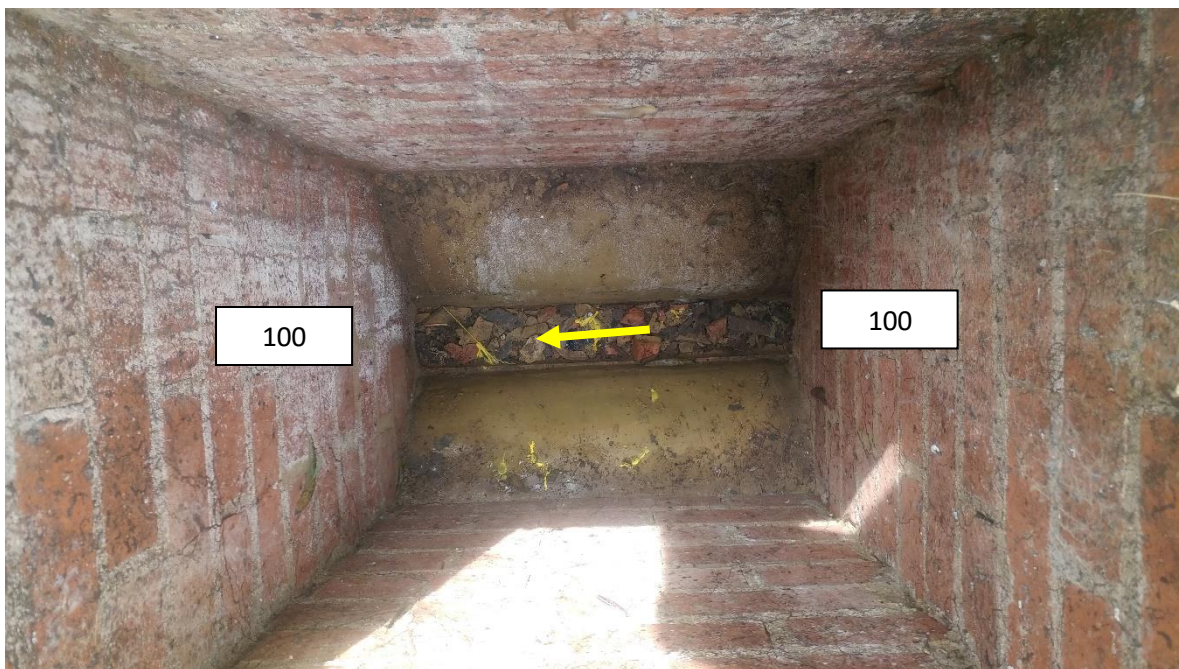
MH No: 44	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 44A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input type="checkbox"/>	Light Duty	<input checked="" type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening	<input type="text"/>				

Foul ☐ Storm ☒ Combined ☐ Telecom ☐ Gas ☐ Other

Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
1.15





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

MH No: 45	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 45A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input type="checkbox"/>	Light Duty	<input checked="" type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening	<input type="text"/>				

Foul ☐ Storm ☒ Combined ☐ Telecom ☐ Gas ☐ Other

Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
0.96





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

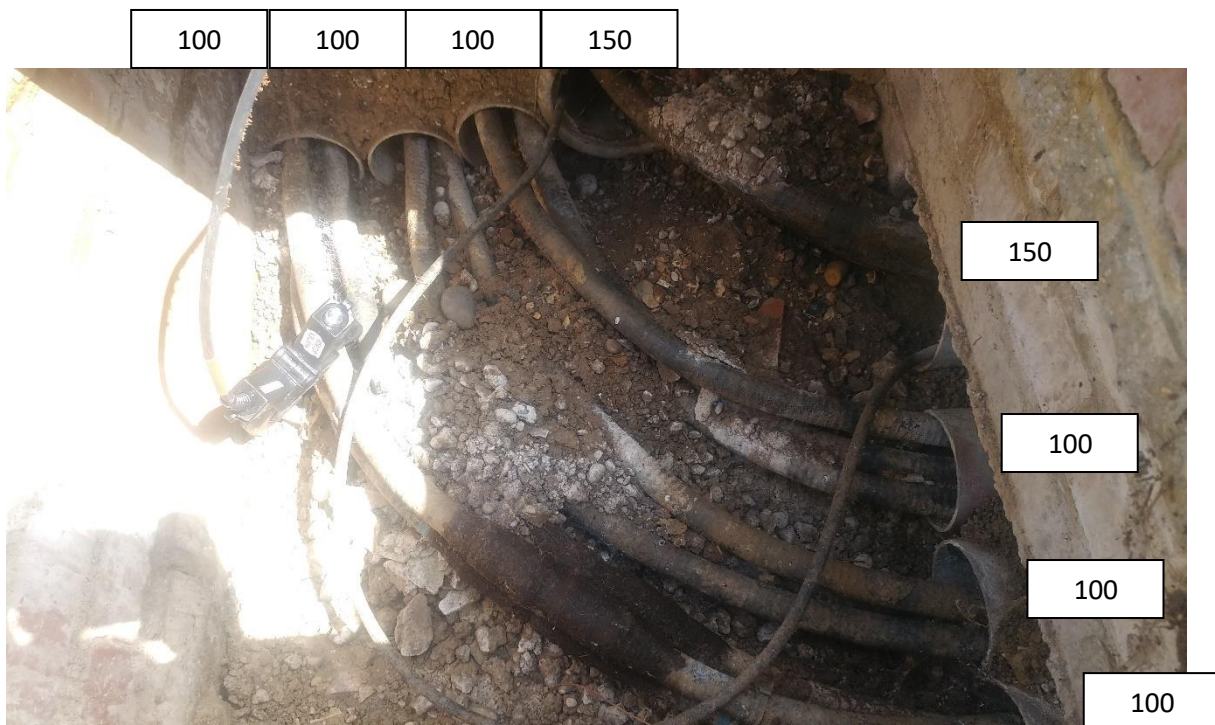
MH No: 46	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 46A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul ☐ Storm ☐ Combined ☐ Telecom ☐ Gas ☐ Other

Electricity ☒ Water ☐ Cover Level

DEPTH TO INVERT
0.63





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

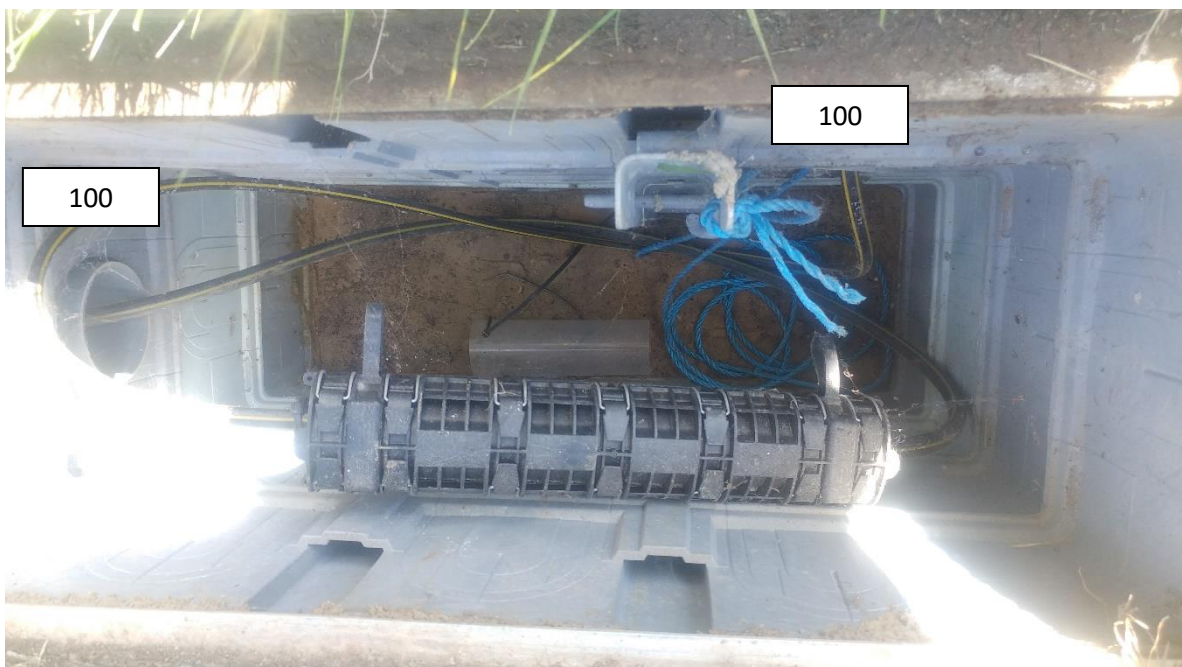
SURVEYOR: LP/BK

MH No: 47	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 47A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul ☐ Storm ☐ Combined ☐ Telecom ☒ Gas ☐ Other
 Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
0.69





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

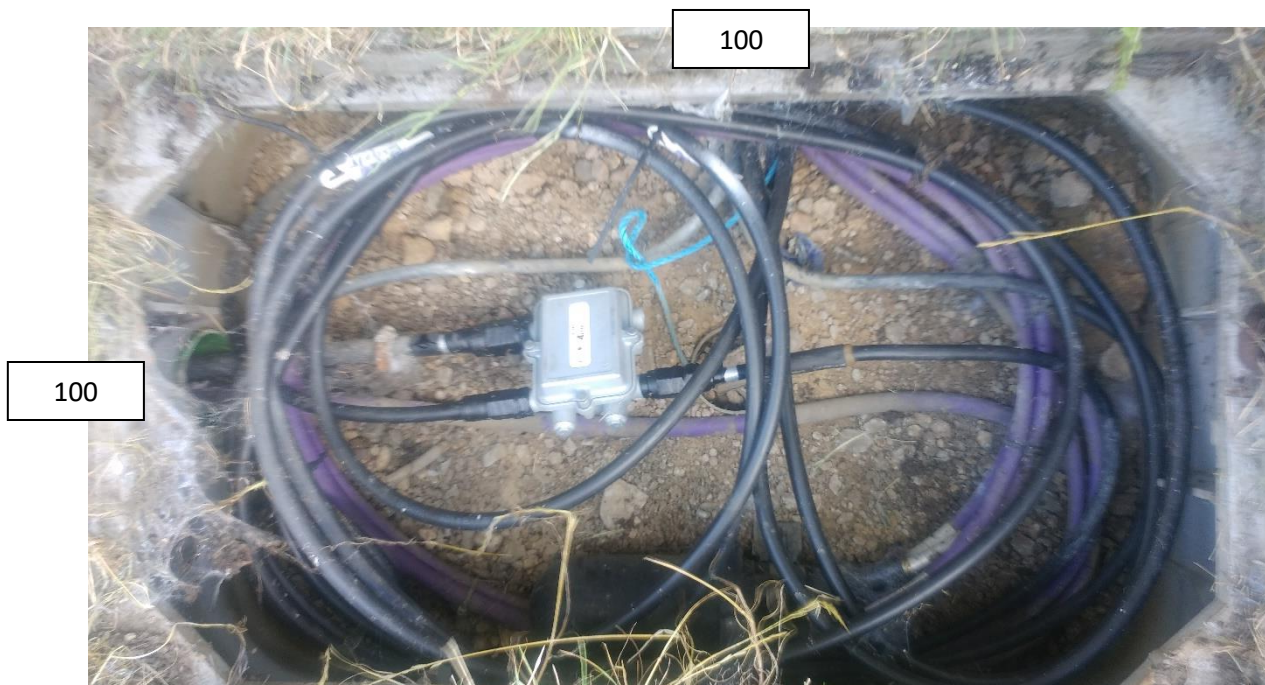
SURVEYOR: LP/BK

MH No: 48	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 48A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Telecom	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Other	<input type="checkbox"/>	ELECTRICITY AND CATV
Electricity	<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Cover Level	<input type="text"/>							

DEPTH TO INVERT
0.37





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

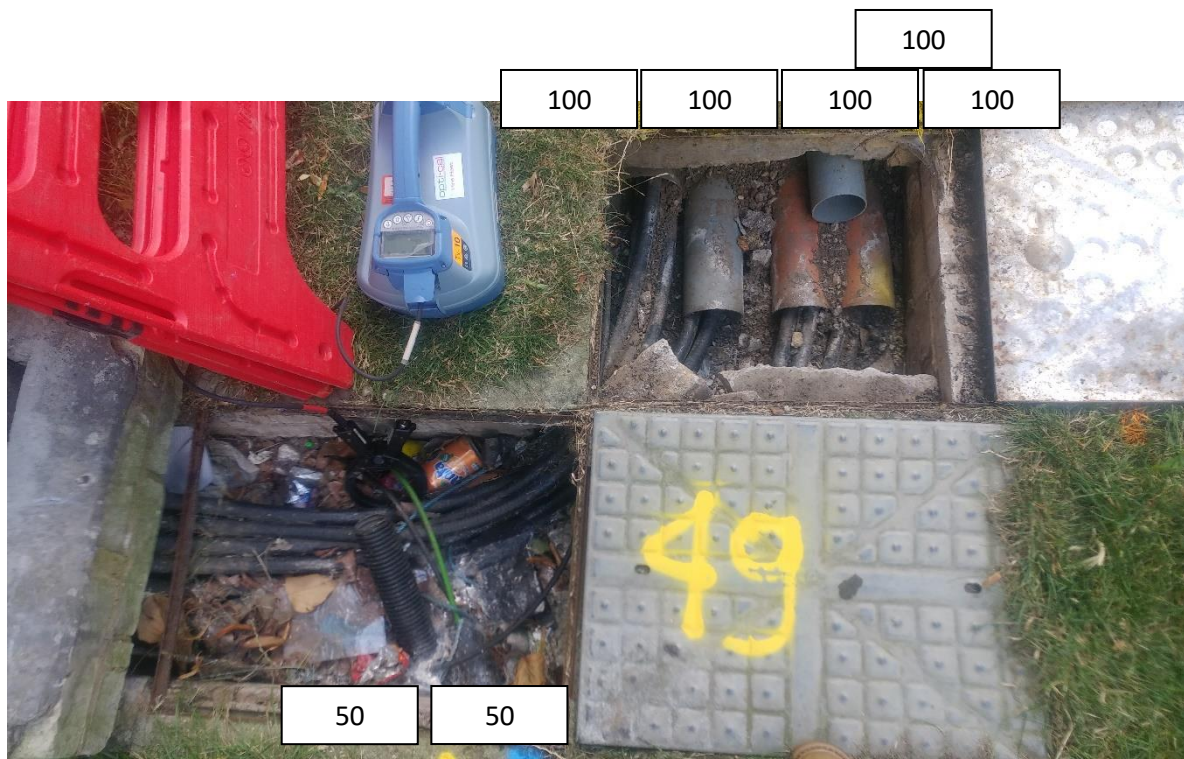
SURVEYOR: LP/BK

MH No: 49	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 49A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening				3 COVERS, 1 CHAMBER	

Foul	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Telecom	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Other	<input type="checkbox"/>	ELECTRICITY AND CCTV
Electricity	<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Cover Level	<input type="text"/>							

DEPTH TO INVERT
0.21





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

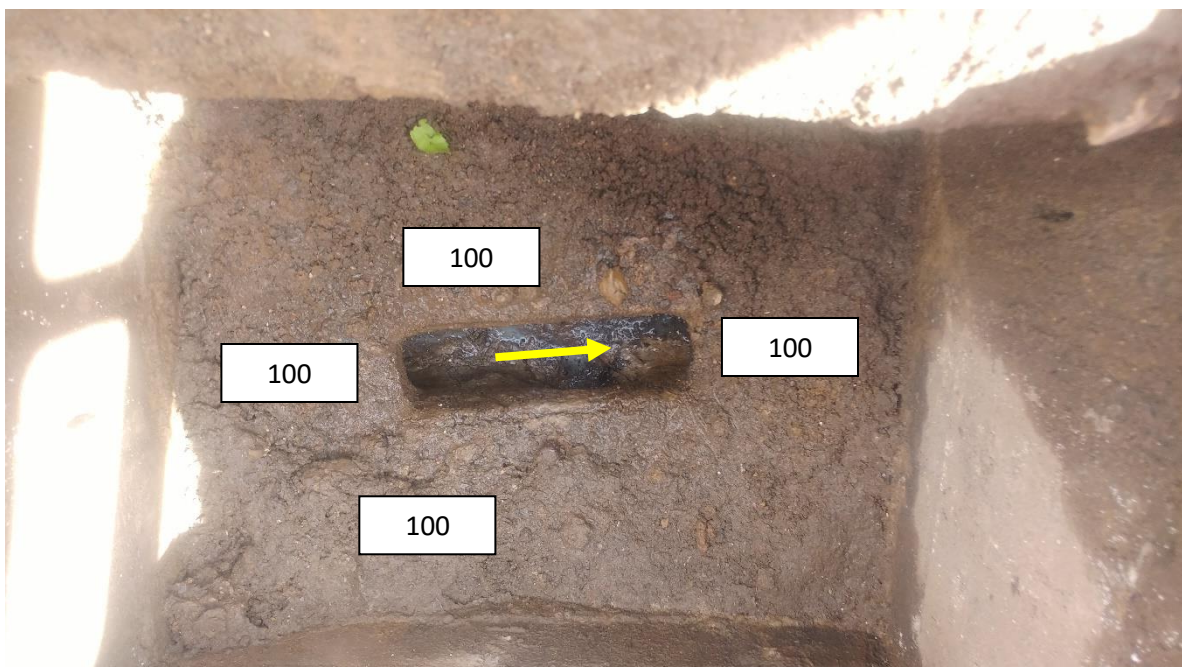
MH No: 50	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 50A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input checked="" type="checkbox"/>	Rectangle	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul ☒ Storm ☐ Combined ☐ Telecom ☐ Gas ☐ Other

Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
0.80





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

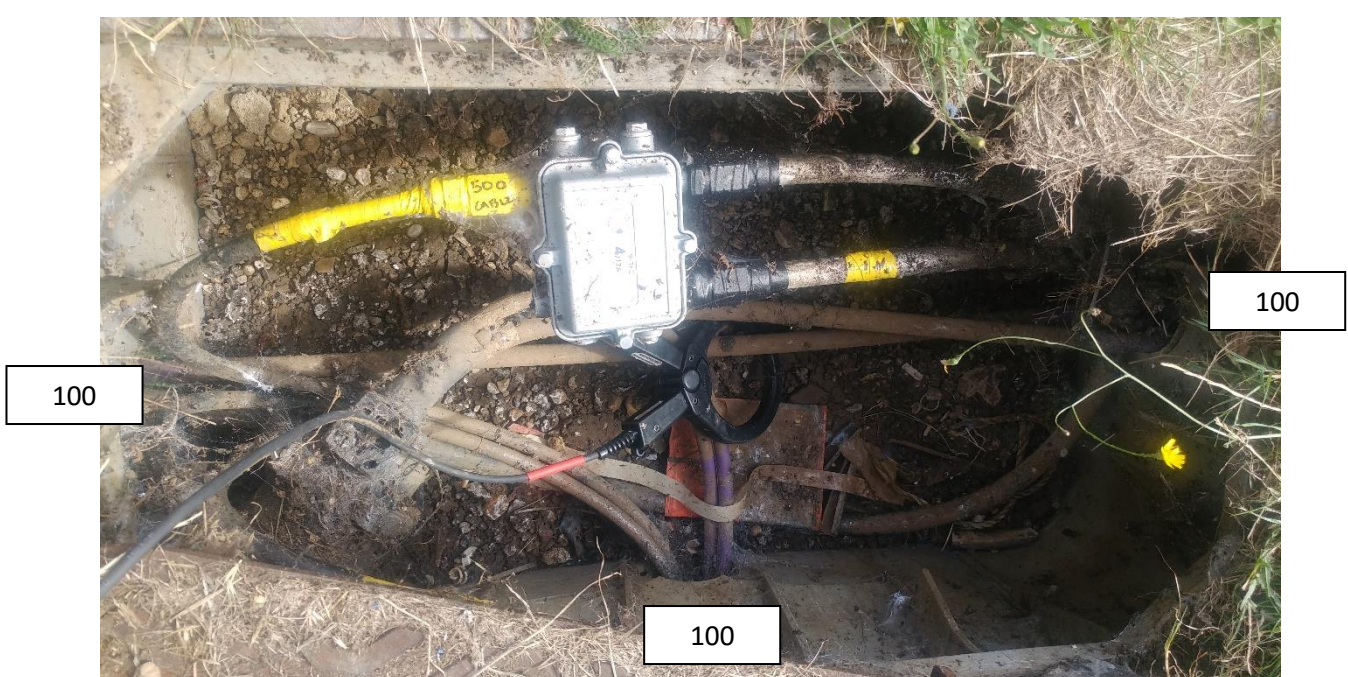
SURVEYOR: LP/BK

MH No: 51	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 51A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input checked="" type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Telecom	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Other	<input type="checkbox"/>	ELECTRICITY AND CATV
Electricity	<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Cover Level	<input type="text"/>							

DEPTH TO INVERT
0.40





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

MH No: 52	DATE OF SURVEY: AUG 2019	PHOTOGRAPH No: 52A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input type="checkbox"/>	Medium Duty	<input type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Telecom	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Other	<input type="checkbox"/>	UTO/DRAINAGE
Electricity	<input type="checkbox"/>	Water	<input type="checkbox"/>	Cover Level	<input type="checkbox"/>							

DEPTH TO INVERT
N/A





MANHOLE INSPECTION DETAILS

LOCATION: SNOWMAN HOUSE AND CASTERBRIDGE

SURVEYOR: LP/BK

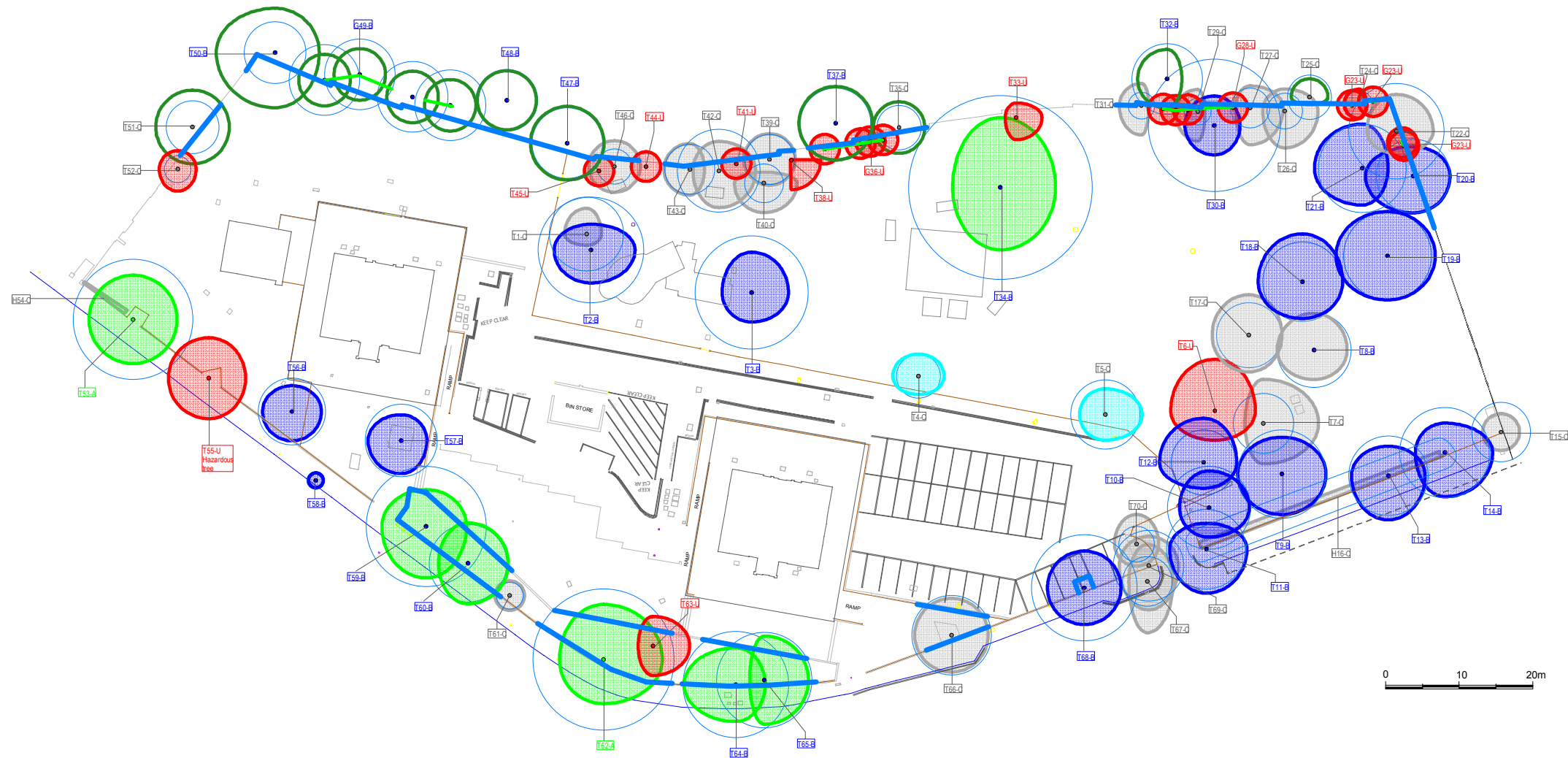
MH No: 53	DATE OF SURVEY: SEP 2019	PHOTOGRAPH No: 53A
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COVER TYPE	Circular	<input type="checkbox"/>	Square	<input type="checkbox"/>	Rectangle	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>
	Heavy Duty	<input checked="" type="checkbox"/>	Medium Duty	<input type="checkbox"/>	Light Duty	<input type="checkbox"/>		
CONDITION	Good	<input checked="" type="checkbox"/>	Worn/Old	<input type="checkbox"/>	Unstable	<input type="checkbox"/>		
	Reset	<input type="checkbox"/>	Replace	<input type="checkbox"/>				
INTERNAL CONDITION	Good	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Work Required	<input type="checkbox"/>		
			Opening					

Foul ☐ Storm ☒ Combined ☐ Telecom ☐ Gas ☐ Other
 Electricity ☐ Water ☐ Cover Level

DEPTH TO INVERT
10.59





Notes

- Contractors to check all dimensions on site
- Discrepancies must be reported to the Arboricultural Consultant before proceeding
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- It is the responsibility of the contractor to ensure necessary consents for tree works are in place
- This drawing is copyright
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- T1-A Category A - high quality and value
- T1-B Category B - moderate quality and value
- T1-C Category C - low quality and value
- T1-U Category U - unsuitable for retention



Crown spread



RPA - root protection area
as defined by Table 2
BS 5837:2012

The trees, hedges and groups have been categorised in accordance with their arboricultural, landscape and cultural value. This has some parity with BS, but takes it one stage further for quick understanding. On site trees only.



Retention essential



Retention desirable



Low quality from an arboricultural perspective but provides high - moderate landscape value



Low quality



Remove - subject to ecological constraints

Retaining wall/building acting as a root barrier to the depth of the foundations. There may be roots below - to be assessed on a tree by tree basis by the arboriculturist.

Rev : Description : Authorized :



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www.sharonhosegoodassociates.co.uk

Client

Wates Construction Ltd

Site Address

Abbey Area Phase 1 & 2

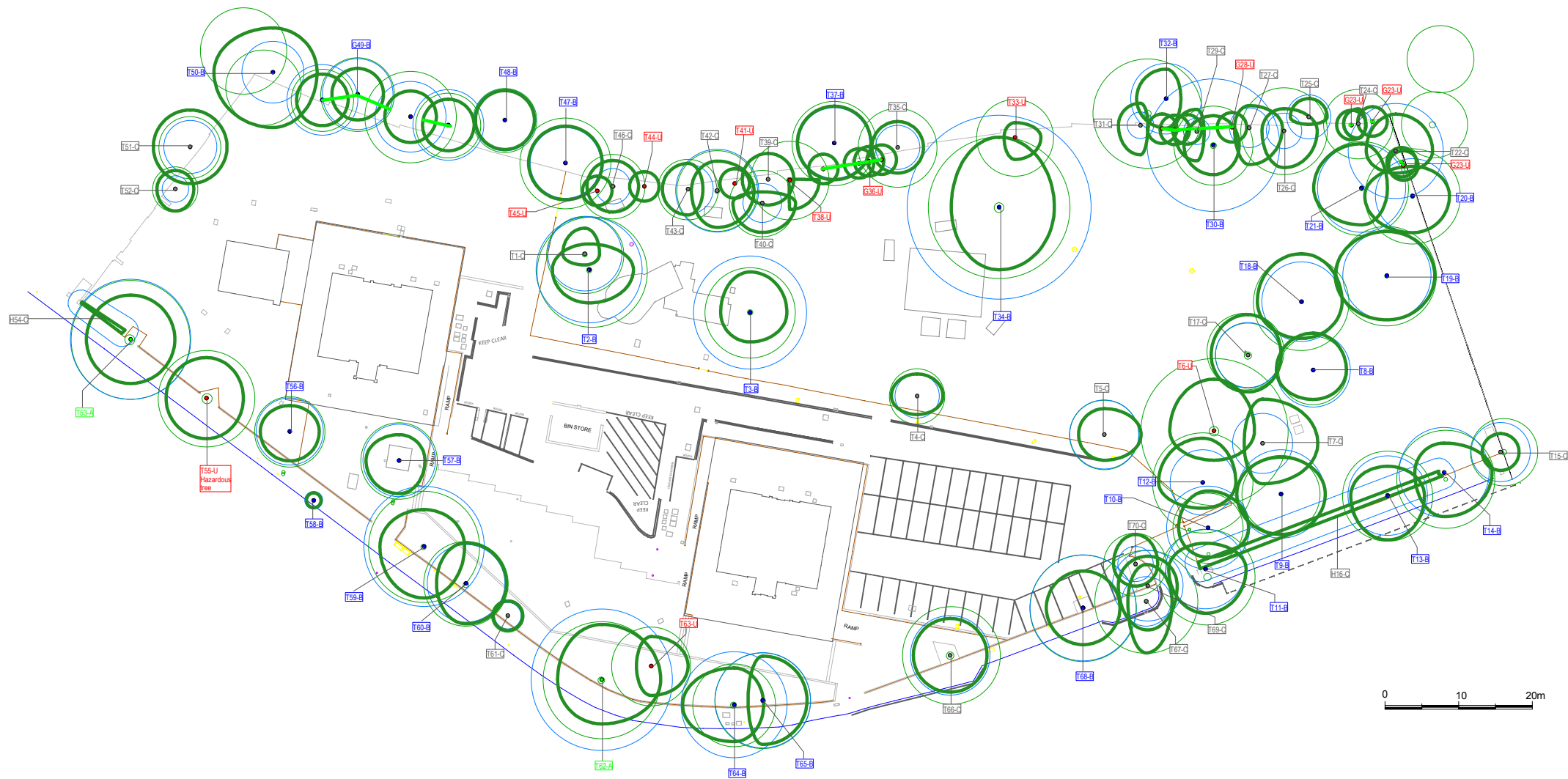
Drawing Title Orientation Drawn Authorized

Tree Information Plan ND-H SMH

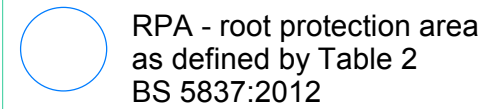
Date Drawing Number Scale Drawing Status

6.8.19 SHA 1032 TIP 1:750@A3 For Issue

Revision



- T1-A Category A - high quality and value
T1-B Category B - moderate quality and value
T1-C Category C - low quality and value
T1-U Category U - unsuitable for retention



Notes

1. Contractors to check all dimensions on site
2. Discrepancies must be reported to the Arboricultural Consultant before proceeding
3. The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
4. It is the responsibility of the contractor to ensure necessary consents for tree works are in place
5. This drawing is copyright
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Rev :	Description :	Authorized :
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Client

Wates Construction Ltd

Site Address

Abbey Area Phase 1 & 2

Drawing Title	Orientation	Drawn	Authorized
Tree Survey Plan		ND-H	SMH
Date	Drawing Number	Scale	Drawing Status
6.8.19	SHA 1032 TSP 1:750@A3	For Issue	
Revision			
-			

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T1	Pyrus (Pear)	M	420	1	8(2)	15	4	2	2	3	Fair	10+	C2	5.04	79.81	Leaning North. Major bark wounding on stem. Epicormics on stem. Unbalanced crown shape. Crown distorted due to group pressure. Heavily suppressed by T2 resulting in a leaning mid and upper trunk and poor crown formation. Historic dog damage resulting in multiple wounds, the largest of which is at the base on the eastern aspect. Historically crown lifted. Fruiting heavily. Growing on a raised mound.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T2	Tilia X europaea (Common Lime)	M	600	1	14(4)	22	4	6	5	5	Good	40+	B2	7.2	162.88	Leaning East. Decay present on stem. Epicormics on stem. Broken branches in crown. Major deadwood in crown. Poor buttress flare either due to burying of base (unlikely as the tree is contemporaneous with estate) or due to historic dog damage on underside (east) of trunk. Historically crown lifted and partly reduced. Decay on the upperside of lowest branch west at the union with the trunk. As this is an over extended branch I recommend reducing branch back to the first growing point to reduce risk of failure. Growing on a mound. Low quality B.	Remove major deadwood. Reduce western branch back to suitable growing points.
T3	Tilia X europaea (Common Lime)	M	640	1	12(2)	22	6	5	4	4	Good	40+	B1	7.68	185.32	Epicormics on stem. Major deadwood in crown. Prominent isolated tree in park, growing on a raised mound. Dense mound of epicormic shoots on the base. Otherwise in reasonable form and condition.	Remove major deadwood.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T4	Acer platanoides (Norway Maple)	SM	250	1	9(2.5)	18	3	4	3	4	Fair	20+	C2	3	28.28	Major bark wounding on stem. Dieback in crown. Low bud/leaf density. Prominent location next to car park. Growing towards street light, but not an issue at the moment. Crown quite sparse on the northern side and all of the leaves are smaller and yellower than expected, indicating stress. Sycamore cultivar.	Consider enriching rooting area with organic soil additives and mulching to boost vitality.
T5	Acer platanoides Purpurea (Purple Norway Maple)	EM	390	1	9(2.5)	18	4	5	4	4	Fair	10+	C2	4.68	68.82	Leaning East. Major bark wounding on stem. The main feature of this tree is the 1.5m x 0.25m wound on northern side from the base which was caused by dog damage/vandalism. There is callous growth indicating that the wound was much larger. The exposed heartwood is delaminating. This wound may have slowed down growth. Recently crown reduced. Some of the branches have had inner side branches removed resulting in end loading (known as lions failing). Crown growing over lamp but not causing an issue. Upper surfaces of roots prominent in the grass, possibly indicating shallow rooting on compacted soil.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T6	Salix caprea (Goat Willow)	M	250 250 250	3	9(2)	11	7	6	4	6	Poor	<10	U	5.2	84.96	Poor shape & form. Coppice. Decay present on stem. Cavity on stem. Multiple stems at ground level. Dieback in crown. Broken branches in crown. Major deadwood in crown. The stool is decayed and the northern most stem has the beginning of a shear failure. As this is a weak timbered tree, splitting from this point is likely.	Remove tree and root.
T7	Salix caprea (Goat Willow)	M	340	1	10(1)	13	6	8	6	3	Fair	<10	C2	4.08	52.3	Poor shape & form. Broken branches in crown. Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure. Plotted by eye as not on topo.	
T8	Acer pseudoplatanus (Sycamore)	EM	420	1	15(3)	20	5	5	4	5	Good	40+	B2	5.04	79.81	Major deadwood in crown. Reasonable form and condition, but with slightly higher dead wood than typical. Becomes co dominant at 3m with tight union. The ground around the tree and in the vicinity has recently been disturbed (most likely just top dressed).	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T9	Tilia X europaea (Common Lime)	EM	500	1	14(2.5)	22	5	6	6	6	Good	40+	B2	6	113.11	Pollard. Unable to inspect stem due to undergrowth. Epicormics on stem. Prominent tree from road. Pollarded at 4m. Crown reduced at 7m with good regrowth. Dense mass of epicormic shoots at the base.	Inspect stem/basal area. Remove ground suckers. Remove epicormics.
T10	Tilia X europaea (Common Lime)	EM	470	1	14(2.5)	22	5	6	4	4	Good	40+	B2	5.64	99.95	Pollard. Unable to inspect stem due to undergrowth. Epicormics on stem. Prominent tree from road. Pollarded at 4m. Then again at 8m with good regrowth. Dense mass of epicormic shoots at the base. Tight form with 2 conjoined branches.	Inspect stem/basal area. Remove ground suckers. Remove epicormics.
T11	Tilia X europaea (Common Lime)	EM	450	1	14(2.5)	22	4	6	6	5	Good	40+	B2	5.4	91.62	Pollard. Leaning West. Unable to inspect stem due to undergrowth. Epicormics on stem. Prominent tree from road. Pollarded at 10m with good regrowth. Dense mass of epicormic shoots at the base. One of an attractive line of limes adjacent to road.	Inspect stem/basal area. Remove ground suckers. Remove epicormics.
T12	Acer pseudoplatanus (Sycamore)	EM	370	1	14(3)	20	6	5	4	6	Good	40+	B1	4.44	61.94	Dieback in crown. Good form but more dead wood than typical. Evidence of sooty bark disease (Cryptostroma corticale) on the dead branches.	Remove major deadwood.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T13	Tilia X europaea (Common Lime)	EM	450	1	14(2.5)	22	4	5	6	5	Good	40+	B2	5.4	91.62	Part of linear group. Pollard. Unable to inspect stem due to undergrowth. Epicormics on stem. Prominent tree from road. Pollarded at 4m with good regrowth. Dense mass of epicormic shoots at the base. One of an attractive line of limes adjacent to road. Ground recently disturbed up to base (most likely just top dressed) of tree on park side. Crown reduced approximately 7 to 10 years ago with good regrowth.	Inspect stem/basal area. Remove ground suckers. Remove epicormics. Continue with current management regime of cyclical pruning.
T14	Tilia X europaea (Common Lime)	EM	510	1	14(2.5)	22	4	7	6	4	Good	40+	B2	6.12	117.68	Part of linear group. Pollard. Unable to inspect stem due to undergrowth. Epicormics on stem. Prominent tree from road. Pollarded at 4m with good regrowth. Dense mass of epicormic shoots at the base. One of an attractive line of limes adjacent to road. Soil recently disturbed up to the base of tree (most likely just top dressed) on northern aspect. Slight lean south east. Trunk pushing against railing. Crown reduced approximately 7 to 10 years ago with good regrowth.	Inspect stem/basal area. Remove epicormics. Continue with current management regime of cyclical pruning.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T15	Crataegus monogyna (Hawthorn)	M	150	5	7(1)	11	3	3	3	3	Fair	10+	C2	4.02	50.78	Ivy on tree. Unable to inspect stem due to Ivy. Multiple stems at ground level. Low value tree growing in corner of site next to brick wall and railings. Recent ground disturbance (most likely just top dressed) near tree. Historically cut at 2m.	
H16	Crataegus monogyna (Hawthorn)	EM	150	1	3(0)	11	1	1	1	1	Fair	10+	C2	1.8	10.18	Ivy on tree. Unable to inspect stem due to Ivy. This hedge is mostly bare up to 1.5m. The crown then arches above this. One elder arching into site.	
T17	Fraxinus excelsior (Ash)	SM	#####	2	9(2)	22	6	5	5	5	Fair	20+	C2	4.42	61.38	Poor shape & form. Ivy on tree. Unable to inspect stem due to Ivy. Included bark present in fork. Twin stemmed at 0.5m with tight fork. Reasonable crown with dead small twig sized branches interspersed in the crown. Two elder trees with dbh 150mm at the base.	Sever Ivy. Remove Ivy. Inspect stem/basal area.
T18	Acer pseudoplatanus (Sycamore)	EM	450	1	10(2)	20	7	6	5	6	Good	40+	B2	5.4	91.62	Major deadwood in crown. In good form and condition. Upper surfaces of roots visible in the grass.	Remove major deadwood.
T19	Acer pseudoplatanus (Sycamore)	EM	500	1	12(2)	20	6	7	6	7	Good	40+	B1	6	113.11	Major deadwood in crown. In good form and condition. Holes drilled in trunk on western aspect which could be a pathway to decay, but does not present a structural issue.	Remove major deadwood.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T20	Acer pseudoplatanus (Sycamore)	EM	420	1	12(3)	20	4	5	5	7	Good	40+	B2	5.04	79.81	Suckers around stem base. Major deadwood in crown. In good form and condition. Holes drilled in trunk on southern aspect which could be a pathway to decay, but does not present a structural issue. Growing very close to boundary wall. Dead stub at 4m rubs branch causing wounding. Historically crown lifted leaving stubs and cavities, some of which are decaying. Slightly lower vitality than would be expected. Crown overhangs neighbouring property.	Remove major deadwood.
T21	Acer pseudoplatanus (Sycamore)	EM	500	1	10(2)	20	6	4	5	7	Good	40+	B2	6	113.11	Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure. In good form and condition. Upper surfaces of roots visible in the grass.	Remove major deadwood.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T22	Fagus sylvatica (Beech)	EM	280 320 330	3	10(4.5)	20	5	5	3	4	Fair	20+	C2	6.46	131.12	Ivy on tree. Unable to inspect stem due to Ivy. Stem divides below 1.5m. Dieback in crown. Low bud/leaf density. Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure. Growing very close to the wall. Densely ivy clad to near the top of crown. One stem leans heavily north and the other north west. Patches of dead wood indicate that the tree is not thriving. Plotted by eye as not on topo. Elder growing right next to tree. Felted beech scale on bark (Cryptococcus fagisuga).	Sever Ivy. Remove Ivy. Inspect stem/basal area. Remove major deadwood.
G23	Sambucus nigra (Elder)	EM	#####	2	4(0.5)	7	2	2	2	2	Fair	<10	U	2.16	14.66	Occasional elders self down at the base of the wall with numerous suckers. Major dead wood in the crown	Unsustainable location.
T24	Acer pseudoplatanus (Sycamore)	Y	150	1	8(3)	18	2	1	2	2	Fair	10+	C2	1.8	10.18	Self down tree growing in an unsustainable location next to wall.	
T25	Chamaecyparis lawsoniana (Lawson Cypress)	SM	250	1	10(2)	25	3	3	1	3	Fair	20+	C1	3	28.28	Offsite tree plotted by eye. Dimensions and condition estimated 1.5m wall acts as a root barrier.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T26	Fraxinus excelsior (Ash)	SM	200	1	10(2)	22	3	5	5	3	Good	10+	C1	2.4	18.1	Leaning South. Good form and condition, but growing in an unsustainable condition close to boundary wall.	
T27	Acer pseudoplatanus (Sycamore)	SM	100 200	2	10(2)	22	3	5	5	2	Good	10+	C1	2.69	22.74	Leaning South-East. Suckers around stem base. Good form and condition, but growing in an unsustainable condition close to boundary wall.	
G28	Sambucus nigra (Elder)	EM	100 150	2	4(0.5)	7	2	2	2	2	Fair	<10	U	2.16	14.66	Occasional elders self down at the base of the wall with numerous suckers. Major dead wood in the crown. Unsustainable location.	
T29	Acer pseudoplatanus (Sycamore)	SM	150	1	10(2)	22	3	1	4	3	Good	10+	C1	1.8	10.18	Leaning South-West. Ivy on tree. Unable to inspect stem due to Ivy. Suckers around stem base. Good form and condition, but growing in an unsustainable condition close to boundary wall.	
T30	Pyrus (Pear)	M	750	1	13(2)	15	4	4	4	4	Good	20+	B2	9	254.5	Ivy on tree. Unable to inspect stem due to Ivy. Major bark wounding on stem. Epicormics on stem. Major deadwood in crown. Characterful old tree reaching the end of its SULE. Large old flush cut at 1m which has delaminated.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T31	Fraxinus excelsior (Ash)	SM	150	1	8(2)	22	3	1	4	3	Good	10+	C1	1.8	10.18	Leaning South-West. Ivy on tree. Unable to inspect stem due to Ivy. Suckers around stem base. Good form and condition, but growing in an unsustainable condition close to boundary wall.	
T32	Acer pseudoplatanus (Sycamore)	EM	400	1	13(6)	18	4	2	4	4	Good	20+	B2	4.8	72.39	Ivy on tree. Unable to inspect stem due to Ivy. Unbalanced crown shape. Crown distorted due to group pressure. Offsite tree plotted by eye, and dimensions estimated. Growing behind wall with very dense ivy cover.	
T33	Fraxinus excelsior (Ash)	SM	200 100 100	3	7(2)	22	2	4	3	2	Fair	10+	U	2.94	27.16	Leaning East. Suckers around stem base. Good form and condition, but growing in an unsustainable condition close to boundary wall.	
T34	Salix alba (White Willow)	M	1040	1	20(3)	28	10	8	9	7	Good	20+	B2	12.48	489.37	Prominent tree and the largest in the survey. Managed by crown reduction, last cut recently. Upper surfaces of roots visible through grass.	
T35	X Cupressocyparis leylandii (Leyland Cypress)	SM	250	1	8(4)	25	4	4	4	4	Good	20+	C1	3	28.28	Offsite tree plotted by eye. Dimensions and condition estimated 1.5m wall acts as a root barrier.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
G36	Sambucus nigra (Elder)	EM	100 150	2	4(0.5)	7	2	2	2	2	Fair	<10	U	2.16	14.66	Poor shape & form. Leaning East. Occasional elders self down at the base of the wall with numerous suckers. Major dead wood in the crown.	Unsustainable location.
T37	Acer platanoides Purpurea (Purple Norway Maple)	EM	400	1	12(4)	18	5	5	5	5	Good	20+	B1	4.8	72.39	Appears to be in good form and condition providing a pleasant backdrop to the estate and screening. Growing behind wall so condition and measurements estimated.	
T38	Acer pseudoplatanus (Sycamore)	Y	150	1	8(2)	18	0	4	4	0	Fair	10+	U	1.8	10.18	Poor shape & form. Leaning South. Major bark wounding on stem. Unbalanced crown shape. Crown distorted due to group pressure.	Remove tree and root.
T39	Acer pseudoplatanus (Sycamore)	SM	200	2	8(2)	22	4	4	4	4	Good	10+	C1	3.4	36.32	Leaning South-West. Suckers around stem base. Included bark present in fork. Major deadwood in crown. Growing in an unsustainable condition close to boundary wall. Very tight fork at the base where the tree becomes co dominant.	
T40	Fraxinus excelsior (Ash)	SM	220	1	10(3)	22	2	5	4	4	Fair	20+	C2	2.64	21.9	Unbalanced crown shape. Crown distorted due to group pressure. Minor vandalism on trunk.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T41	Sambucus nigra (Elder)	EM	100 150	2	4(0.5)	7	2	2	2	2	Fair	<10	U	2.16	14.66	Poor shape & form. Leaning East.Occasional elders self down at the base of the wall with numerous suckers. Major dead wood in the crown	Unsustainable location.
T42	Populus serotina (Hybrid Black Poplar)	M	300 300 200	3	12(2)	25	4	5	5	4	Fair	20+	C2	5.63	99.59	Leaning South. Epicormics on stem. Multiple stems at ground level.Reasonable form and condition.	
T43	Acer pseudoplatanus (Sycamore)	SM	200	2	8(2)	22	4	2	4	4	Good	10+	C1	3.4	36.32	Ivy on tree. Unable to inspect stem due to Ivy. Epicormics on stem. Suckers around stem base. Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure.Growing in an unsustainable condition close to boundary wall.	
T44	Sambucus nigra (Elder)	EM	100 150	2	4(0.5)	7	2	2	2	2	Fair	<10	U	2.16	14.66	Poor shape & form. Leaning East.Occasional elders self down at the base of the wall with numerous suckers. Major dead wood in the crown. Unsustainable location.	
T45	Sambucus nigra (Elder)	EM	100 150	2	4(0.5)	7	2	2	2	2	Fair	<10	U	2.16	14.66	Poor shape & form. Leaning East.Occasional elders self down at the base of the wall with numerous suckers. Major dead wood in the crown. Unsustainable location.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T46	Acer pseudoplatanus (Sycamore)	SM	200	1	9(4)	18	4	4	4	4	Good	20+	C1	2.4	18.1	Reasonable form and condition. Growing close to wall, but there is room for the trunk to grow without damaging the wall.	
T47	Acer pseudoplatanus (Sycamore)	EM	400	1	12(4)	18	5	5	5	5	Good	20+	B1	4.8	72.39	Appears to be in good form and condition providing a pleasant backdrop to the estate and screening. Growing behind wall so condition and measurements estimated. Sparse on north western side.	
T48	Laurus nobilis (Bay)	M	350	1	10(3)	11	4	4	4	4	Good	10+	B1	4.2	55.42	Excellent form and condition. Unusually large. Growing behind wall which acts a root barrier to the depth of its foundations. Dimensions and stem condition estimated.	
G49	Tilia X europaea (Common Lime)	EM	400	1	10(3)	22	4	4	4	4	Fair	20+	B2	4.8	72.39	Part of linear group. Major deadwood in crown. Unbalanced crown shape. Crown distorted due to group pressure. Line of four lime trees growing behind boundary wall which acts as a root barrier to the depth of its foundations. Average dimensions given. Stem diameter and condition estimated as off site.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T50	Acer platanoides (Norway Maple)	M	350	1	10(3)	18	6	6	8	8	Good	10+	B1	4.2	55.42	Good form and condition. Growing behind wall which acts a root barrier to the depth of its foundations. Dimensions and stem condition estimated.	
T51	Prunus avium (Wild Cherry)	M	300	1	12(6)	15	5	5	5	5	Fair	10+	C2	3.6	40.72	Offsite tree, therefore dimensions and stem diameter estimated. Has been historically crown lifted and crown reduced.	
T52	Fraxinus excelsior (Ash)	Y	150	1	8(2)	22	3	3	3	3	Fair	20+	C2	1.8	10.18	Self down tree in reasonable form and condition with kink in trunk. Too close to building and wall to mature.	
T53	Tilia X europaea (Common Lime)	M	680	1	15(4)	22	6	6	6	6	Good	40+	A2	8.16	209.21	Part of linear group. Cavity on stem. Epicormics on stem. Attractive tree with flared buttress growing in indented from pavement. Provides a high level of visual amenity to the site and road. Historically crown reduced. Historic cavity at 2m north east.	Carry out further Inspection. Remove epicormics.
H54	Crataegus monogyna (Hawthorn)	M	150	1	4(0)	11	1	1	1	1	Good	40+	C2	1.8	10.18	Useful bushy hedge, higher at the western end. Provides low level screening.	Carry out further Inspection. Remove epicormics.

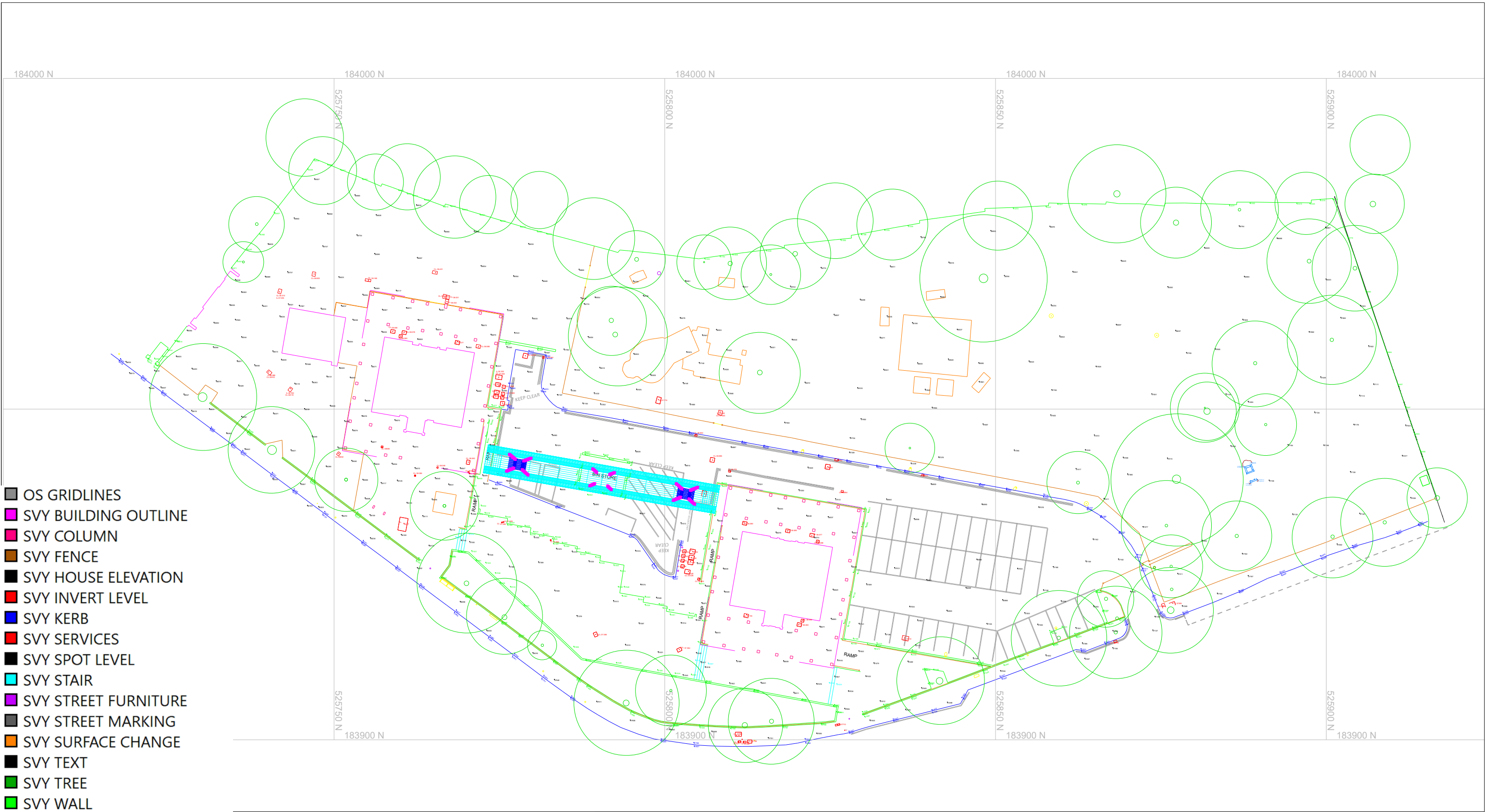
Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T55	Tilia X europaea (Common Lime)	M	580	1	15(4)	22	6	5	6	6	Good	40+	U	6.96	152.2	Part of linear group. Cavity on stem. Epicormics on stem. Attractive tree with flared buttress growing in indented from pavement. Provides a high level of visual amenity to the site and road. Historically crown Pollarded at 6m. Ustilina deusta present on buttress on road side. This is a decay fungi that causes tree failure.	Remove tree and root. Camden Council tree team informed.
T56	Sorbus intermedia (Swedish Whitebeam)	M	380	1	7(1.5)	11	4	4	4	4	Good	20+	B1	4.56	65.33	One of an attractive pair fronting Snowman House.	
T57	Sorbus intermedia (Swedish Whitebeam)	M	410	1	8(1.5)	11	4	4	5	5	Good	20+	B1	4.92	76.06	Tree located within hard surface area. One of an attractive pair fronting Snowman House.	
T58	Carpinus betulus (Hornbeam)	Y	100	1	5(1.5)	18	1	1	1	1	Good	40+	B1	1.2	4.52	Tree located within hard surface area. Young street tree in good condition. Frans Fontaine variety. Plotted by eye.	
T59	Tilia X europaea (Common Lime)	M	680	1	15(5)	22	5	6	7	6	Good	40+	B2	8.16	209.21	Tree located within raised bed. Leaning East. Epicormics on stem. Prominent tree in reasonable form and condition. A few branches have been pruned, but mostly in its natural form. A few cavities from old pruning but nothing significant.	

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T60	Tilia X europaea (Common Lime)	EM	440	1	10(3)	22	6	6	6	4	Good	40+	B1	5.28	87.59	Tree located within hard surface area. Unbalanced crown shape. Crown distorted due to group pressure. Prominent tree in a good form and condition.	
T61	Betula pendula (Silver Birch)	SM	150	1	5(1)	18	2	2	2	2	Good	20+	C2	1.8	10.18	Tree located within raised bed. Reasonable form and condition.	
T62	Tilia X europaea (Common Lime)	M	800	1	18(5)	22	8	8	6	6	Good	40+	A2	9.6	289.57	Part of linear group. Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth. Epicormics on stem. Diameter estimated as Provides a high level of visual amenity to the site and road.	Carry out further inspection. Remove epicormics.
T63	Tilia X europaea (Common Lime)	SM	270	1	10(2)	13	4	5	4	2	Poor	<10	U	3.24	32.98	Poor shape & form. Major bark wounding on stem. All of the southern base of the tree has had the bark removed. The inward rolling reaction growth will never cover this, and this area has become a structural defect due to the weight above.	Remove.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T64	Tilia X europaea (Common Lime)	M	600	1	18(5)	22	5	4	5	7	Good	20+	B2	7.2	162.88	Tree located within raised bed. Part of linear group. Epicormics on stem. Crown distorted due to group pressure. Prominent pair of limes growing very close to the remaining wall of the raised bed. Dense epicormic shoots on the trunk and miner dead wood interspersed in the crown. Difficult to assess structural condition due to dense foliage. Lozenge shaped wound on northern side at base.	Inspect stem/basal area. Remove epicormics.
T65	Tilia X europaea (Common Lime)	M	540	1	18(5)	22	6	6	6	2	Good	20+	B2	6.48	131.93	Tree located within raised bed. Part of linear group. Epicormics on stem. Crown distorted due to group pressure. Prominent pair of limes growing very close to the remaining wall of the raised bed. Dense epicormic shoots on the trunk and miner dead wood interspersed in the crown. Difficult to assess structural condition due to sense foliage. Historically crown lifted.	Inspect stem/basal area. Remove epicormics.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T66	Tilia X europaea (Common Lime)	EM	450	1	10(5)	22	5	5	5	5	Good	10+	C2	5.4	91.62	Tree located within raised bed. Pollard. Unable to inspect stem due to undergrowth. Epicormics on stem. Major deadwood in crown. Reasonable form and condition and prominent but down graded as it has been planted in an unsuitably small brick planter which is beginning to crack.	Inspect stem/basal area. Remove ground suckers.
T67	Betula pendula (Silver Birch)	EM	280	1	8(4)	15	5	4	7	3	Fair	20+	C2	3.36	35.47	Low vitality. Tree located within hard surface area. Street tree with a rather sparse pendulous crown.	
T68	Fagus sylvatica (Beech)	EM	600	1	10(4)	20	5	5	5	5	Good	40+	B2	7.2	162.88	Tree located within raised bed. Prominent tree. Good form and condition but growing in a small planter which limits upper rooting. Crown obscures lamppost.	Prune tree clear of road light.
T69	Tilia X europaea (Common Lime)	EM	400	1	10(4)	20	4	4	6	4	Good	40+	C2	4.8	72.39	Tree located within raised bed. Leaning South. Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth. Prominent tree. Good form and condition but growing in a small planter which limits upper rooting. Trunk leans against railings. Historically crown lifted. Down graded to C due to its location.	Prune tree clear of road light.

Tree Number	Botanical Name (Common name)	Age	Dia (mm)	Stems	Height (crown height)	Ult ht (m)	N	E	S	W	Cond	Life Exp	BS Cat	RPR (m)	RPA (m ²)	Comments	Recommendations
T70	Cotoneaster waterii (Cotoneaster)	M	200	1	4(2)	8	4	3	3	3	Fair	<10	C2	2.4	18.1	Poor shape & form. Tree located within raised bed. Ivy on tree. Unable to inspect stem due to Ivy. Decay present on stem. Dieback in crown. Unbalanced crown shape. Crown distorted due to group pressure. Angular branch formation, as is typical of this species.	



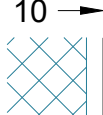
- OS GRIDLINES
- SVY BUILDING OUTLINE
- SVY COLUMN
- SVY FENCE
- SVY HOUSE ELEVATION
- SVY INVERT LEVEL
- SVY KERB
- SVY SERVICES
- SVY SPOT LEVEL
- SVY STAIR
- SVY STREET FURNITURE
- SVY STREET MARKING
- SVY SURFACE CHANGE
- SVY TEXT
- SVY TREE
- SVY WALL

Legend:

Design:
DESIGN DRAWING NUMBER

Dimensions:

All dimensions shown in millimeters.
Arrows show direction and magnitude of surveyed deviation from design.
e.g.



Structure is out of position
by 10mm to the right,
compared to the design.

Point levels show surveyed deviation from design level:
e.g.

5: 5mm above design level
-5: 5mm below design level



Contact:
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w: www.metasurveying.com

Client:

WATES RESIDENTIAL SOUTH

Project:

ABBEY ROAD PHASE 2

Drawing Title:

TOPOGRAPHICAL SURVEY
MANHOLE

Date of Issue:

13/05/20

Author:

CE

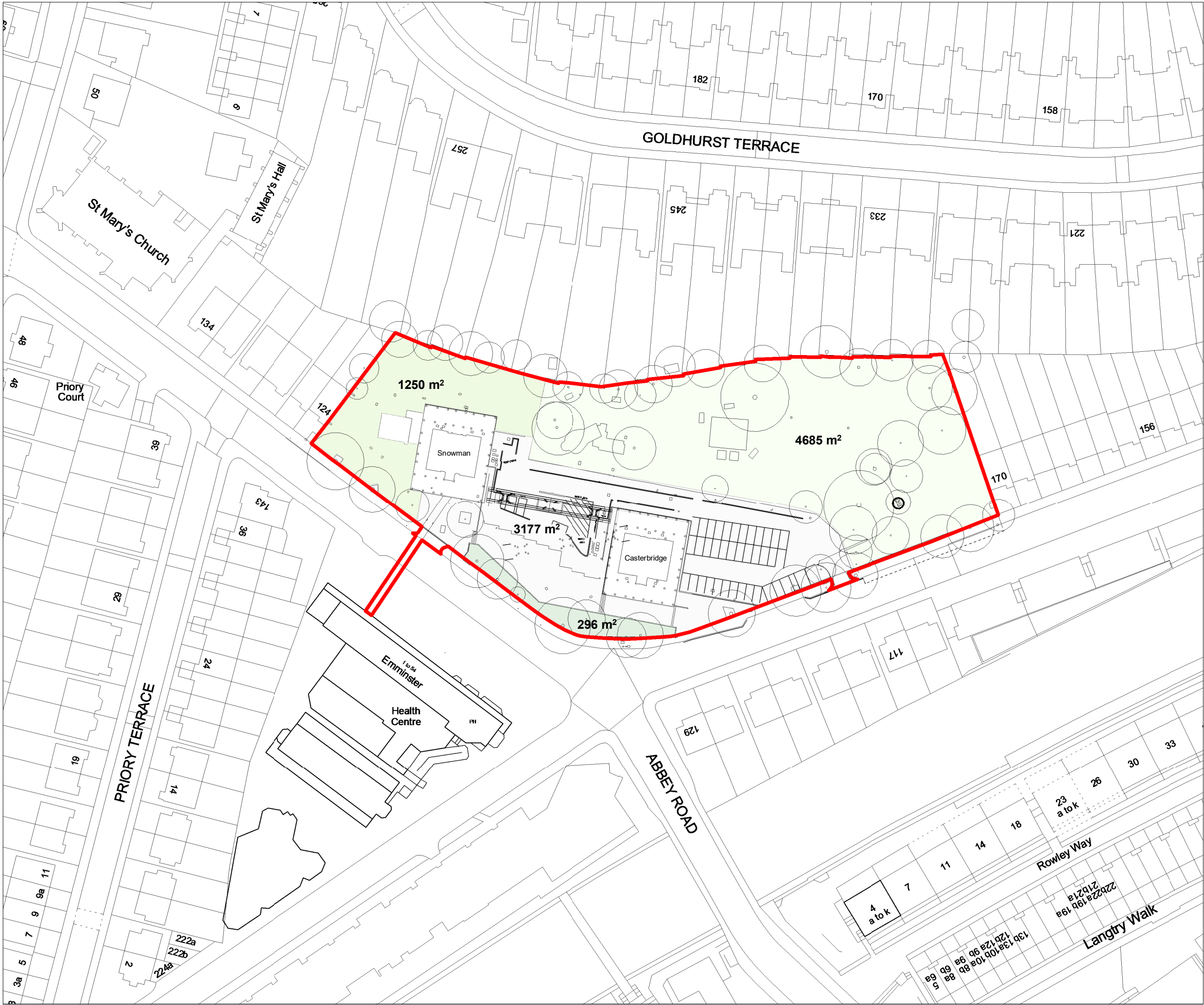
Surveyed by:

GT LR TK

Filename:

WRS20002 - METRA - EXT - XX - DR - X - 0001 - 04
Project Originator Volume Level File Type Role Number Revision

Appendix B Masterplan



LEGEND

- Hard Surfacing
- Designated Private Open Space
- Non-Designated Open Space
- Planting Beds - Visual Space (Non-useable)
- Site Boundary

SCALE 1 : 1000

N

Rev	Description	Date	Dr by	App by
original by		date created		approved by
AS		08/27/19		GB

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client name		
WATES		
project		
ABBEY AREA PHASE 2		
drawing		
Open Space Plan - Existing		
computer file	plot date	
C:\Users\adam.shah\Documents\508000-AHR-ZZ-XX-M3-A-002, Adam Shah.rvt		
project number	scale	
2019.00508.000	1 : 1000 @A3	
drawing number	rev	issue status
440300-AHR-ZZ-00-DR-A-0002		S1

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Appendix C Stakeholder correspondence



Simone Pinna-Nossai
Stantec UK
33 Bowling Green Lane
London
EC1R 0BJ



03 January 2020

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Mr. Pinna-Nossai

Thank you for providing information on your development consisting of a Community Centre (826 sqm) and a Health Centre (965 sqm).

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient supply capacity to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient supply capacity.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0800 009 3921.

Yours sincerely

Nick Lazarow

Thames Water

Duffy, Michael

From: DEVELOPER.SERVICES@THAMESWATER.CO.U
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 24 December 2019 09:49
To: Pinna-Nossai, Simone
Subject: RE: RE: Pre Planning Application-Land off Abbey Road, Camden. DS6068770.

Hi Simone,

Thank you for the information.

Our asset planner has responded as follows:

Thames Water agree with the foul water proposal. With regards to surface water this must follow Policy 5.13 of the London Plan which indicates surface water should be reduced to greenfield rates, typically of 5l/s.ha, as this site is approximately 0.2ha in size and using the latest CIRIA guidance the discharge rate should be reduced to 2l/s.

Kind regards

Alan Dovey

Original Text

From: "Pinna-Nossai, Simone" <Simone.Pinna-Nossai@stantec.com>
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: Duffy, Michael <Michael.Duffy@stantec.com>
Sent: 20.12.19 17:11:43
Subject: RE: Pre Planning Application-Land off Abbey Road, Camden. DS6068770.

Hi Alan,

The surface water run-off (flows) from the area of the site being redeveloped (1884m² as shown on the attached) are as follows:

	Existing Runoff (l/s)	Proposed Runoff (l/s)
1 in 1	11	5
1 in 10	19	5
1 in 30	24	5
1 in 100+40 %CC	43	5

Kind regards,

Simone Pinna-Nossai
Assistant Engineer

Direct: 02038246666
Simone.Pinna-Nossai@stantec.com
spinna-nossai@peterbrett.com



PBA has joined the Stantec family, find out more at peterbrett.com.



From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

Sent: 20 December 2019 09:07

To: Pinna-Nossai, Simone <Simone.Pinna-Nossai@stantec.com>

Subject: Pre Planning Application-Land off Abbey Road, Camden. DS6068770.

Dear Mr Pinna-Nossai,

Thank you for the pre-development application for the above site.

In order for me to proceed further with the wastewater capacity assessment, please provide the following information:

1. The surface water run-offs data (flows) for existing vs. proposed site for various range of storms (1:1, 1:10, 1:30 & 1:100).

	Existing Runoff (l/s)	Proposed Runoff (l/s)
1 in 1		
1 in 10		
1 in 30		
1 in 100+40 %CC		

Kind regards

Alan Dovey

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From: NET Enquiries <HNLenquiries@environment-agency.gov.uk>
Sent: 18 November 2019 11:20
To: Pinna-Nossai, Simone
Subject: HNL 149964 BC - 191101/GS06 FW: Abbey Road Phase 2 - Flood risk data request

Dear Simone

Enquiry regarding land at Abbey Road, Camden, London, NW6 4DP

Thank you for your enquiry which was received on 30 October 2019.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

The information on Flood Zones in the area relating to land at Abbey Road, Camden, London, NW6 4DP is as follows:

The property is in an area located within Flood Zone 1 shown on our Flood Map for Planning (Rivers and Sea).

Note - This information relates to the area that the above named site is in and is not specific to the property/proposed development itself.

Because this site does not fall within an area at risk of flooding from rivers or the sea, we do not hold any detailed flood modelling data that would impact your site. As such we are unable to provide a flood risk product.

We do not hold records of historic flood events from rivers and/or the sea affecting the area local to this site. However, please be aware that this does not necessarily mean that flooding has not occurred here in the past, as our records are not comprehensive.

This site is in an area at High risk of surface water flooding. Following the Flood and Water Management Act 2010, Lead Local Flood Authorities are responsible for the management of groundwater and surface water flooding. They also maintain a register of property flooding incidents. You may want to seek further advice from the London Borough of Camden who may have further information.

The site is not located in a flood warning area. Our Sustainable Places team have advised contacting the London Borough of Camden regarding flood warning and evacuation plans for the site.

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/planning-applications-assessing-flood-risk>
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

You can also view and print surface water flood maps online at: <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfs#x=357683&y=355134&scale=2>

Groundwater level data can be found as open data at <https://data.gov.uk/search?q=groundwater+levels>

Source Protection Zones (aka groundwater source protection zone) are available as a map on the DEFRA Magic webpage or as open data at: https://magic.defra.gov.uk/Dataset_Download_Summary.htm or
<https://data.gov.uk/dataset/09889a48-0439-4bbe-8f2a-87bba26fbbf5/source-protection-zones-merged>

Our water quality data is available online via open data website: <https://data.gov.uk/dataset/a0e6f23e-d631-4584-9ea2-7053620e4af2/water-quality-archive>

Additionally, you can view the catchment data explorer for Water Framework Directive status and details of the area at: <http://environment.data.gov.uk/catchment-planning/>

This information is provided subject to the [Open Government Licence](#), which you should read.

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

Data Available Online

Many of our flood datasets are available online:

- **You can view and download flood risk maps from our website at:** <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>
- **Flood Map For Planning** ([Flood Zone 2](#), [Flood Zone 3](#), [Flood Storage Areas](#), [Flood Defences](#), [Areas Benefiting from Defences](#))
- [Risk of Flooding from Rivers and Sea](#)
- [Historic Flood Map](#)
- [Current Flood Warnings](#)
- [Open data](#)

I hope that we have correctly interpreted your request. If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

Kind regards,

Becki Clark

Customers and Engagement Officer

Environment Agency, Hertfordshire and North London

Alchemy, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1HE

Direct dial 0203 025 9141

Direct email HNLenquiries@environment-agency.gov.uk

From: Enquiries, Unit

Sent: 01 November 2019 09:30

To: Pinna-Nossai, Simone <Simone.Pinna-Nossai@stantec.com>

Subject: 191101/GS06 FW: Abbey Road Phase 2 - Flood risk data request

Dear Simone,

I have passed your e-mail to the local customer team who will deal with your request.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days, but we aim to respond to all enquiries as quickly as we can.

You can find more information about our service commitment by clicking on the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

You can contact our customer team directly on the contact details below, or call the National Customer Contact Centre on 03708 506506 who will transfer you to the area team.

Please quote your enquiry reference 191101/GS06 in any correspondence with us regarding this matter.

Customers and Engagement
Environment Agency
Hertfordshire and North London Area
Alchemy

Bessemer Road
Welwyn Garden City
Hertfordshire
AL7 1HE
Telephone 0203 025 9210

Kind regards,

Graham Shoebridge
Customer Service Adviser
National Customer Contact Centre
Environment Agency
☎ Tel: 03708 506 506
💻 Web Site: www.gov.uk/environment-agency

Click an icon to keep in touch with us:-



From: Pinna-Nossai, Simone [<mailto:Simone.Pinna-Nossai@stantec.com>]
Sent: 30 October 2019 11:31
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Cc: Torricelli, Elisabetta <elisabetta.torricelli@stantec.com>
Subject: Abbey Road Phase 2 - Flood risk data request

Good morning,

Could you please provide Flood Risk data enclosed to the letter attached to this email?

Many thanks.

Kind regards,

Simone Pinna-Nossai
Assistant Engineer

Direct: 02038246666
Simone.Pinna-Nossai@stantec.com
spinna-nossai@peterbrett.com



PBA has joined the Stantec family, find out more at peterbrett.com.



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Appendix D GIS Plans