

**Arboricultural Constraints**

The bold red line represents the closest to trees to be retained that proposed development can be located without encroaching into root protection areas ("RPAs").

The bold blue line represents the closest to the canopies of trees to be retained that dwellings may be located without necessitating excessive or unacceptable pruning. Subject to tree species, habit, size and orientation, proposed dwellings can be located as close to 2m from existing canopy spreads (allowing for reasonable future pruning), as long as blind or partially blind flank walls face the trees. Non residential structures such as garages, sheds or bin stores may be located up to and even beneath tree canopies, but must not encroach into RPAs.

Where proposed dwellings are located within an arc between the North West and East of retained trees (their shadow pattern through the main part of the day), elevations containing windows of living rooms or kitchens (habitable rooms, used for long periods during the day - BS 8206 Part 2), should not be sited so they directly face the trees within a distance equivalent to their present heights. These areas are indicated by the dashed pink segments on the plan.

**Trees whose Removal could be Justified**

Trees whose canopies are shown in light blue are those whose removal could be justified in arboricultural terms. These comprise Category 'C' specimens that are either surrounded by other, better quality trees, or those which are situated internally within the site and are not contributing significantly to the local landscape, boundary screening, or public views. Some Category 'A' or 'B' trees may also be included where it can be demonstrated that removal would neither impair the local landscape significantly, nor open up views into or out of the site.

A tree shown as one whose removal could be justified does not mean that it has to be removed, nor that its removal is necessarily desirable in arboricultural or landscape terms; it means simply that in our judgement it should not be considered to be a material constraint on a proposed development layout.

If specimens whose removal could be justified are to be retained, they must be protected from construction damage in the same way as those trees identified as being retained: i.e. there must be no development or disturbance of any kind within their root protection areas, the extents of which are depicted in green, blue or grey. In addition, proposed buildings should be sited no closer than 2m from the canopies of these trees.

**Tree Categories**

Trees are categorised in line with Table 1 of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012, according to their health, condition, quality and value.

Category 'U':- Trees unsuitable for retention  
 Category 'A':- Trees of high quality and value  
 Category 'B':- Trees of moderate quality and value  
 Category 'C':- Trees of low quality and value

In most cases, Category 'A' trees should be retained, planned around, and be protected from damage.

Category 'B' trees should also be retained if possible.

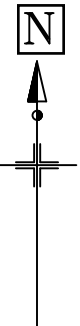
Category 'C' trees will not usually be retained where they impose a significant constraint on development.

**Root Protection Areas (RPAs)**

To assist in the prediction of the likely impact of development on retained trees, a model is used. This model, based on the size of individual specimens, is the central feature of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012. This document provides a useful and consistent starting point for the assessment of likely impacts on trees.

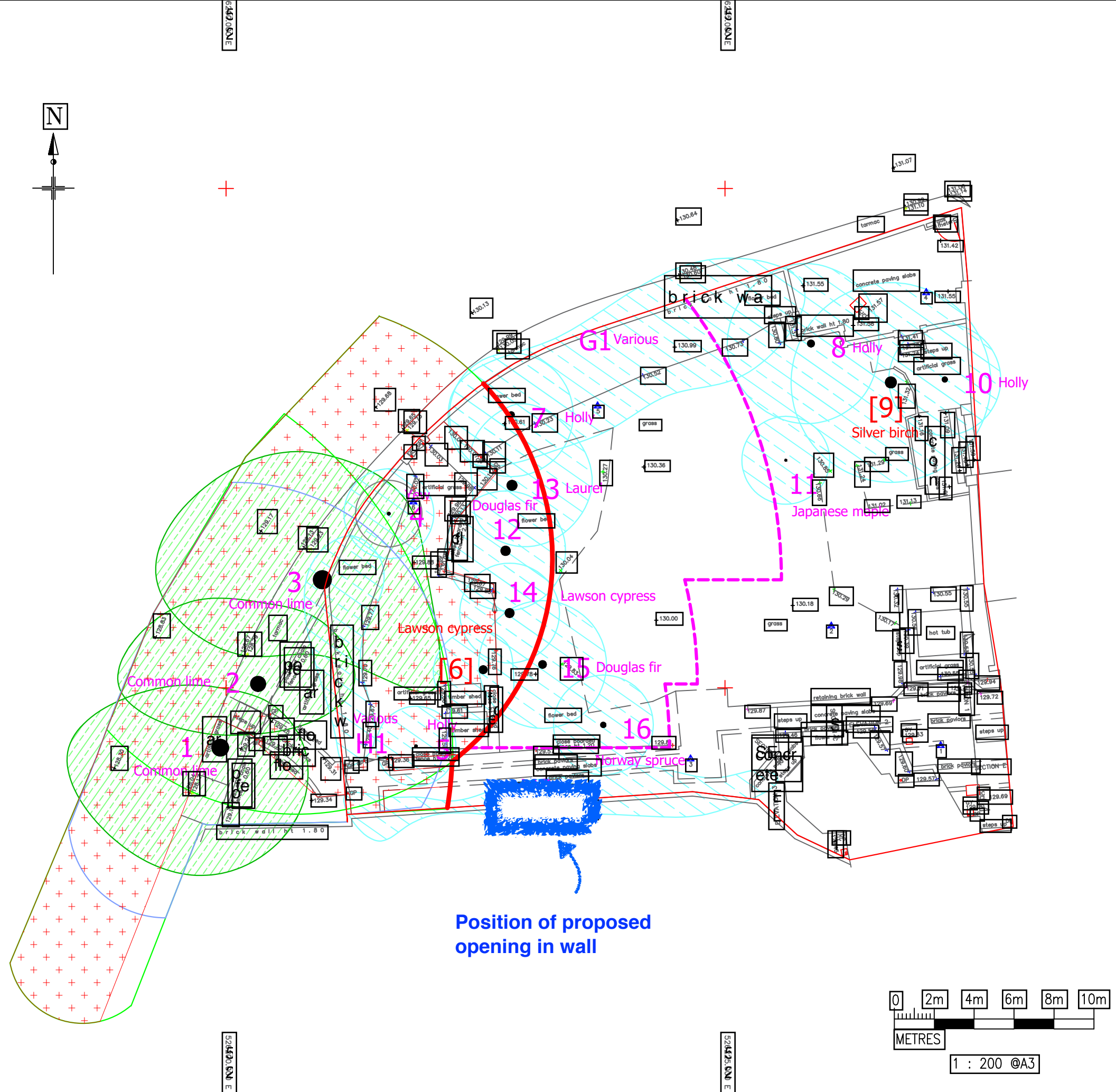
The Standard recommends that an area around each retained tree should be protected from disturbance in order to maintain the tree's viability; within which the protection of the roots and soil structure is treated as a priority.

These root protection areas ("RPAs") have been calculated for all non-Category 'U' trees in accordance with Section 4.6 of the Standard; and are shown as areas bordered in green, blue or grey according to tree category. Normally portrayed as a circle of a fixed radius from the centre of the trunk; but where there appear to be barriers to root growth they have been reshaped to more accurately reflect the likely distribution of roots.

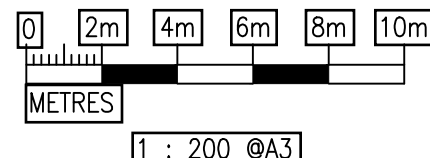


50.000 N

25.000 N



Position of proposed opening in wall



**Sunlight and Daylight**

A significant arboricultural factor may be the availability of reasonable sunlight and daylight to the proposed dwellings. If it appears that proposed dwellings will not receive reasonable daylight and sunlight because of adjacent trees, the LPA may take the view that it would be likely that future requests to fell trees will inevitably arise. Consequently the development could be said to be directly leading to the loss of trees in the future, and the LPA may refuse consent on these grounds.

There is no standard distance that dwellings should be kept from trees in order to prevent unreasonable shading; an acceptable distance depends on specific factors including the size, density and orientation of individual trees, and the use, fenestration and orientation of rooms in proposed houses. As such, we recommend that as a minimum no dwellings are sited beneath, or within 2m of the crowns of any trees that are to be retained. Where trees are to the west or south of the fenestrated elevations of proposed dwellings, particularly if these contain windows of the main habitable rooms (living rooms, kitchens etc.), a distance equivalent to the existing, or in some cases the ultimate heights of these specimens should be achieved.

Therefore we recommend that the above guidelines are taken into account when designing a proposed layout; in addition, the following principles should apply:

1. Rooms where there are likely to be high levels of expectation of light (habitable rooms, used for long periods during the day) should be located in the least shaded or overhung positions.
2. Such rooms should be given double (or even triple) aspect fenestration where possible, and windows should be as large as can reasonably be designed, to allow for maximum ingress of light.
3. Rooms where there are likely to be low levels of expectation of light (garage, bathrooms, utility rooms etc) should be sited in the darkest areas.

This guidance does not need to be considered when locating non-habitable buildings, such as garages or outhouses. These can be placed next to or even beneath crowns, but not within root protection areas.

**SJA trees ARBORICULTURAL PLANNING CONSULTANTS**

Project:	Netley Cottage, Hampstead		
Client:	Mr & Mrs Berendsen		
Drawing:	TREE CONSTRAINTS PLAN		
Drawing no:	SJA TCP 20110-011	Revision no:	
Based on:	Topographical survey		
Drawn by:	FJC	Date of issue:	March 2020
Scale:	1:200 @ A3		
Checked by:	FPS	Tel: (01737) 813058	sja@sjatrees.co.uk
Tree nos.:	● 1	● [6]	Canopies of trees to be retained:
Category 'A' RPA:		Category 'B' RPA:	
Category 'C' RPA:		Category 'U' RPA:	
Devl. area:		Trees that could be removed:	
Shadow pattern:			
Existing hard surface:			

FOR DESIGN GUIDANCE ONLY - NOT FOR SUBMISSION TO THE LPA!  
 Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJA trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.  
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