



**ANTHOLOGY  
KENNINGTON STAGE**

Built from London

**Arboriculture Impact Assessment &  
Method Statement**

**October 2021**



Arboricultural impact assessment,  
method statement and  
tree protection plan

Land at Dugard Way  
Lambeth  
SE11 4TH

22<sup>nd</sup> October 2021

A large, faint, stylized tree graphic in shades of green and orange, positioned in the background of the lower half of the page.

PJC ref: 5926/21-01 Rev 01

This report has been prepared by  
PJC Consultancy Ltd  
on behalf of  
Anthology Kennington Stage Ltd

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# CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>4</b>
<b>1 INTRODUCTION .....</b>	<b>5</b>
1.1 Instruction .....	5
1.2 Objectives of report .....	5
1.3 Documents and information provided .....	5
1.4 Limitations of report.....	6
<b>2 ARBORICULTURAL IMPACT ASSESSMENT .....</b>	<b>7</b>
2.1 Site visit .....	7
2.2 Statutory tree protection.....	7
2.3 Proposals .....	7
2.4 Tree removals .....	7
2.5 Mitigation planting .....	8
2.6 Access facilitation pruning.....	8
2.7 Levels .....	8
2.8 Building footings in proximity to trees .....	8
2.9 Hard standing in proximity to trees .....	8
2.10 Services .....	8
2.11 Post development tree pressures and management .....	9
2.12 Conclusions .....	9
<b>3 ARBORICULTURAL METHOD STATEMENT .....</b>	<b>10</b>
3.1 General requirements .....	10
3.2 Initial tree works.....	10
3.3 Construction exclusion zones .....	10
3.4 Storage and handling of harmful chemicals.....	11
3.5 Contractor facilities .....	11
3.6 Pre-commencement arboricultural consultancy input .....	11
3.7 Arboricultural monitoring .....	11
3.8 Process if an unforeseen issue relating to trees arises .....	12
<b>Appendix 1: Tree Constraints Plan .....</b>	<b>14</b>
<b>Appendix 2: Tree Survey Schedule .....</b>	<b>15</b>
<b>Appendix 3: Tree Retention &amp; Protection Plan.....</b>	<b>16</b>

## EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Anthology Kennington Stage Ltd to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for redevelopment of the former Woodlands and Masters site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a central residential block ranging in height from five to 14 stories, and peripheral development of part three; part four storeys to provide 155 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.

This report complies with the planning policies of Lambeth Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The tree survey was carried out on 15<sup>th</sup> October 2021. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

Lambeth Council Planning Department was contacted by e-mail to establish restrictions to tree works at the site. It was reported on 4<sup>th</sup> September 2018 that no tree preservation order (TPO) protects the trees surveyed for this report. However, the Renfrew Road Conservation Area does encroach Dugard Way and protects trees T1–T9, and T67–T68.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention and protection plan at Appendix 3.

A total of 60 individual trees and two tree groups will be removed to facilitate the proposed development. Of these, 24 trees are assessed to be category B, 33 trees and two groups are assessed to be category C and two trees are assessed to be category U. Four of the trees to be removed are situated within the Renfrew Road Conservation Area. An extensive replacement planting scheme has been proposed to provide an attractive setting for the new development.

No construction or landscaping works are proposed within the root protection areas of the trees proposed for retention.

## 1 INTRODUCTION

### 1.1 Instruction

1.1.1 PJC Consultancy has been instructed by Anthology Kennington Stage Ltd to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for redevelopment of the former Woodlands and Masters site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a central residential block ranging in height from five to 14 stories, and peripheral development of part three; part four storeys to provide 155 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.

1.1.2 This report complies with the planning policies of Lambeth Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

### 1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.2.2 This report includes :

- A tree constraints plan at Appendix 1
- A tree survey schedule at Appendix 2.
- A tree retention and protection plan at Appendix 3.
- An arboricultural impact assessment at section 2.
- An arboricultural method statement at section 3.

### 1.3 Documents and information provided

1.3.1 The following documents were used to aid the preparation of this report:

- PTA Proposed Drainage Strategy Ref: 9678-PTA-ZZ-XX-DR-C-8100
- Grid Architects Site Plan Ref: LSK-GRID-ZZ-ZZ-DR-A-10000 Rev B
- Fabrik Site Location Plan Ref: D3055-FAB-00-XX-DR-L-0001 P02
- Fabrik General Arrangement Plan Ref: D3055-FAB-00-XX-DR-L-1001
- Fabrik General Arrangement Plan Ref: D3055-FAB-00-XX-DR-L-1002 P02
- Fabrik Indicative Levels Plan Ref: D3055-FAB-00-XX-DR-L-4022 P02

#### **1.4 Limitations of report**

- 1.4.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.3. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

## 2 ARBORICULTURAL IMPACT ASSESSMENT

### 2.1 Site visit

2.1.1 The tree survey was originally carried out on 28<sup>th</sup> August 2018 for a previous planning application at the site. The survey was updated on 15<sup>th</sup> October 2021 to ensure the tree survey data is still current and up to date. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

### 2.2 Statutory tree protection

2.2.1 Lambeth Council Planning Department was contacted by e-mail to establish restrictions to tree works at the site. It was reported on 4<sup>th</sup> September 2018 that no tree preservation order (TPO) protects the trees surveyed for this report. However, the Renfrew Road Conservation Area does encroach Dugard Way and protects trees T1–T9, and T67–T68.

2.2.2 However, a TPO can be provided to a tree at any time, therefore any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

### 2.3 Proposals

2.3.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention and protection plan at Appendix 3.

### 2.4 Tree removals

2.4.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 1 below.

Table 1: Tree removals summary

Tree category	Trees to be felled	Total
A		0
B	T10, T11 T12, T13, T14, T15, T16, T17, T18, T19, T21, T36, T37, T42, T43, T46, T51, T55, T56, T57, T58, T59, T60, T61	24 individual trees
C	T7, T8, T20, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T38, T39, T40, T41, G44, T47, T48, T49, T50, T52, T53, T54, T62, G63, T64, T65, T66, T67	33 individual trees and two groups
U	T9, T45	2 individual trees

## **2.5 Mitigation planting**

2.5.1 Almost all the trees surveyed for this report require removal to facilitate the broad proposals at the site, however extensive replacement tree planting is proposed as is indicated on the landscape general arrangement plans to provide an attractive setting for the development. The detailed planting specification could readily be secured by planning condition.

## **2.6 Access facilitation pruning**

2.6.1 Based on the information currently available, it is not anticipated that any access facilitation pruning will be required to enable the proposals.

2.6.2 Any requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority. All tree works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

## **2.7 Levels**

2.7.1 No level changes are proposed within the root protection areas of the retained trees.

## **2.8 Building footings in proximity to trees**

2.8.1 All proposed buildings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

2.8.2 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report, the detailed planting specification and appropriate sampling to determine soil profiles at the site.

## **2.9 Hard standing in proximity to trees**

2.9.1 No new hard standing will be constructed within the root protection areas of retained trees. Some of the existing hard standing to the west of the cinema museum is to be replaced, however this will occur outside the root protection areas of the retained trees, and the existing surfacing on Dugard Way within the root protection areas of T1–T5 and T68 is to be retained.

## **2.10 Services**

2.10.1 The proposed drainage layout requires no works to occur within the root protection areas of retained trees.

2.10.2 Details of the routing of utility services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods

before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

## **2.11 Post development tree pressures and management**

- 2.11.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove additional trees.
- 2.11.2 The retained trees at the site are located away from all the proposed residential buildings and will have no direct or indirect impact in terms of shade or space. The current maintenance requirements for retained trees will not change as a result of the proposed development.

## **2.12 Conclusions**

- 2.12.1 24 trees assessed to be category B, 33 trees and two groups assessed to be category C and two trees assessed to be category U will require removal to facilitate the proposals. The number of tree removals is the result of the proliferation of trees within the limited confines of the site. Despite the number of trees being removed, the majority are of a young to early mature age class and not of notable quality or value. A landscaping scheme has been provided that includes extensive tree planting that has been designed specifically for the development to make a long term contribution to the local treescape.
- 2.12.2 The trees that are proposed for retention will be unaffected by the proposed development subject to adherence to the instructions in the arboricultural method statement.

### **3 ARBORICULTURAL METHOD STATEMENT**

#### **3.1 General requirements**

- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

#### **3.2 Initial tree works**

- 3.2.1 The tree removals specified in the arboricultural impact assessment shall be carried out as the first stage of development.
- 3.2.2 Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be agreed with the local authority arboricultural officer. All of the retained trees are located within the Renfrew Road Conservation Area.
- 3.2.3 No bonfires shall be lit within the site to dispose of arisings from the initial tree works.
- 3.2.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.
- 3.2.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.
- 3.2.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website ([www.trees.org.uk](http://www.trees.org.uk)) contains contact details and information on engaging a suitable contractor.

#### **3.3 Construction exclusion zones**

- 3.3.1 In order to protect the retained trees during the demolition and construction period, the area hatched yellow on the tree retention and protection plan shall be designated a construction exclusion zone. Within this area, the following restrictions shall apply:
- No vehicular access shall be permitted.
  - Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
  - No storage of construction materials shall occur.
  - No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
  - No harmful chemicals shall be stored or handled.
  - No fires shall be permitted.
  - No mechanical excavation including regrading of levels shall occur.

- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken.

### **3.4 Storage and handling of harmful chemicals**

- 3.4.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 3.4.2 Cement mixing shall always occur outside the construction exclusion zone. If cement mixing is to occur close to the construction exclusion zone, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 3.4.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zone unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

### **3.5 Contractor facilities**

- 3.5.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist (arboricultural input into the construction management plan is recommended). These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees. If the contractor compound is to be located offsite, additional tree protection measures and a further tree survey may be required.

### **3.6 Pre-commencement arboricultural consultancy input**

- 3.6.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:
- 1) The construction management plan.
  - 2) The routing of new utility services.
- 3.6.2 If necessary, this arboricultural method statement and tree protection plan shall be updated to accommodate these aspects of the project and the revised information submitted to the local authority tree officer for approval.

### **3.7 Arboricultural monitoring**

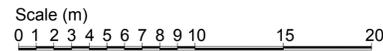
- 3.7.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the construction exclusion zones have been observed and that the retained trees have not been damaged.

### **3.8 Process if an unforeseen issue relating to trees arises**

- 3.8.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.
- 3.8.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.
- 3.8.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

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## Appendix 1: Tree Constraints Plan



Root protection areas of T13-T17 amended to account for approximate footprint of third party dwelling.

Scrub and small trees under 5m. No access on dates of surveys.

- Key:**
-  Root protection area for category B\* tree
  -  Root protection area for category C\* tree
  -  Root protection area for category U\* tree
  -  Tree canopy

\* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Survey Schedule contained within the arboricultural report ref. PJC/5926/21-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/5926/21/A Rev: - Sheet number: 1 of 2

**Client and site:**  
 Anthology Kennington Stage Ltd  
 Land at Dugard Way  
 Lambeth  
 SE11 4TH

**Drawing title:** Tree Constraints Plan

**Date drawn:** 18/10/2021

**Scale:** 1:200 at A1

**Drawn by:** PD **Checked by:** LW

Scrub and small trees  
under 5m. No access on  
dates of surveys.



- Key:**
- Root protection area for category B\* tree
  - Root protection area for category C\* tree
  - Root protection area for category U\* tree
  - Tree canopy

\* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Survey Schedule contained within the arboricultural report ref. PJC/5926/21-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/5926/21/A Rev: - Sheet number: 2 of 2

**Client and site:**  
Anthology Kennington Stage Ltd  
Land at Dugard Way  
Lambeth  
SE11 4TH

**Drawing title:** Tree Constraints Plan

**Date drawn:** 18/10/2021

**Scale:** 1:200 at A1

**Drawn by:** PD

**Checked by:** LW

## Appendix 2: Tree Survey Schedule

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T1	Tibetan cherry (Prunus serrula)	4	120	N: 2 E: 3 S: 3 W: 2	Crown: 2 average Branch: 2 average	Semi mature	Good	Good	Street tree in pedestrianised area. Crown lifted to 2m.	No action required.	C1+2	6.5	1.4
T2	Tibetan cherry (Prunus serrula)	4	130	N: 3 E: 2 S: 3 W: 3	Crown: 2 west Branch: 2 average	Semi mature	Good	Good	Street tree in pedestrianised area. Crown lifted to 2m.	No action required.	C1+2	7.6	1.6
T3	Tibetan cherry (Prunus serrula)	4	90	N: 3 E: 2 S: 2 W: 3	Crown: 2 average Branch: 2 average	Semi mature	Good	Good	Street tree in pedestrianised area. Crown lifted to 2m.	No action required.	C1+2	3.7	1.1
T4	Tibetan cherry (Prunus serrula)	4	110, 80	N: 2 E: 2 S: 3 W: 3	Crown: 2 average Branch: 2 average	Semi mature	Good	Good	Street tree in pedestrianised area. Crown lifted to 2m.	No action required.	C1+2	8.4	1.6
T5	Bay (Laurus nobilis)	8	150, 190, 220, 220, 230	N: 2 E: 2 S: 2 W: 2	Crown: 2 average Branch: 1 west	Mature	Good	Fair	Large shrub in third party garden area. Recently heavily reduced.	No action required.	C2	94.2	5.5
T6	Himalayan birch (Betula utilis 'Jacquemontii')	11	250, 110, 110	N: 4 E: 3 S: 4 W: 4	Crown: 1 west Branch: 1 north	Early mature	Good	Good	Located in third party garden area. Good overall condition. Form appears dictated by suppression from T5 on east side of crown.	No action required.	B1+2	39.2	3.5

Site: Dugard Way

## Tree Survey Schedule



Survey date: 28/08/2018 (updated 15/10/2021)

Surveyor: Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T7	Norway maple (Acer platanoides)	9	260	N: 1 E: 1 S: 1 W: 1	Crown: 2 east Branch: 2 west	Early mature	Fair	Poor	Suppressed form. Recently heavily reduced with profuse and slightly chlorotic epicormic regrowth.	Fell and remove stump.	C1	30.6	3.1 (amended on Tree Constraints Plan)
T8	Norway maple (Acer platanoides)	9	330	N: 3 E: 3 S: 2 W: 1	Crown: 2 west Branch: 2 average	Early mature	Fair	Fair	Suppressed form bias east. Recently heavily reduced to match T7. Profuse epicormic regrowth with some evidence of dieback at branch tips.	Fell and remove stump.	C1	49.3	4.0 (amended on Tree Constraints Plan)
T9	Norway maple (Acer platanoides)	9	340	N: 2 E: 0 S: 1 W: 2	Crown: 2 west Branch: 2 west	Early mature	Poor	Poor	Suppressed form. Major damage to stem bark. Recently heavily reduced with profuse epicormic regrowth on west side only.	Fell and remove stump.	U	52.3	4.1 (amended on Tree Constraints Plan)
T10	Sweet chestnut (Castanea sativa)	8	280	N: 3 E: 5 S: 4 W: 4	Crown: 2 average Branch: 2 average	Early mature	Good	Good	Open growth habit. Previously crown lifted. No major visible defects.	Fell and remove stump.	B1	35.5	3.4
T11	Norway maple (Acer platanoides)	8	260	N: 1 E: 1 S: 2 W: 3	Crown: 2 average Branch: 2 west	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to collective tree screen on northern boundary of parking area.	Fell and remove stump.	B2	30.6	3.1
T12	Norway maple (Acer platanoides)	8	300	N: 1 E: 2 S: 3 W: 3	Crown: 2 average Branch: 2 south	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to collective tree screen on northern boundary of parking area.	Fell and remove stump.	B2	40.7	3.6

**Site:** Dugard Way

## Tree Survey Schedule



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**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T13	Norway maple (Acer platanoides)	8	300 est	N: 1 E: 3 S: 2 W: 2	Crown: 2 average Branch: 2 east	Early mature	Good	Fair	Historically heavily reduced. Contributes to boundary screening. Under-storey prevents close inspection.	Fell and remove stump.	B2	40.7	3.6
T14	Norway maple (Acer platanoides)	8	350	N: 1 E: 2 S: 2 W: 2	Crown: 2 south Branch: 3 east	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to boundary screening. Crown conflicts with third party roof.	Fell and remove stump.	B2	55.4	4.2 (amended on Tree Constraints Plan)
T15	Norway maple (Acer platanoides)	8	240	N: 2 E: 2 S: 3 W: 2	Crown: 2 south Branch: 2 average	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to boundary screening. Crown overhangs third party roof.	Fell and remove stump.	B2	26.1	2.9 (amended on Tree Constraints Plan)
T16	Norway maple (Acer platanoides)	8	240	N: 2 E: 1 S: 3 W: 2	Crown: 2 south Branch: 2 average	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to boundary screening. Crown overhangs third party roof.	Fell and remove stump.	B2	26.1	2.9 (amended on Tree Constraints Plan)
T17	Norway maple (Acer platanoides)	8	320	N: 2 E: 3 S: 4 W: 2	Crown: 2 east Branch: 2 south	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to boundary screening. Crown overhangs third party roof.	Fell and remove stump.	B2	46.3	3.8 (amended on Tree Constraints Plan)
T18	Norway maple (Acer platanoides)	7	230	N: 1 E: 2 S: 2 W: 2	Crown: 2 average Branch: 2 average	Early mature	Good	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to collective tree screen on northern boundary of parking area.	Fell and remove stump.	B2	23.9	2.8

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T19	Norway maple (Acer platanoides)	7	280	N: 1 E: 2 S: 2 W: 2	Crown: 2 average Branch: 2 average	Early mature	Fair	Fair	Historically heavily reduced. Crown lifted on south side. Contributes to boundary screening. Minor dieback at tips on west side of crown.	Fell and remove stump.	B2	35.5	3.4
T20	Himalayan birch (Betula utilis 'Jacquemontii')	7	130	N: 2 E: 2 S: 4 W: 4	Crown: 1 south Branch: 2 average	Semi mature	Good	Good	Located in planter adjacent to parking area. Good overall condition and form.	Fell and remove stump.	C1	7.6	1.6
T21	Himalayan birch (Betula utilis 'Jacquemontii')	7	180	N: 3 E: 3 S: 3 W: 4	Crown: 1 west Branch: 1 west	Semi mature	Good	Good	Located in planter adjacent to parking area. Good overall condition and form. Will require cyclical pruning from building in the future.	Fell and remove stump.	B1	14.7	2.2
T22	Judas tree (Cercis siliquastrum)	8	230	N: 3 E: 4 S: 3 W: 2	Crown: 1 east Branch: 3 average	Early mature	Good	Fair	Previously crown lifted. Minor deadwood from suppression. Crown overhangs adjacent roof.	Fell and remove stump.	C1	23.9	2.8
T23	Judas tree (Cercis siliquastrum)	7	150	N: 2 E: 3 S: 2 W: 0	Crown: 2 east Branch: 2 south	Semi mature	Fair	Fair	Suppressed form bias east. Relatively sparse crown.	Fell and remove stump.	C1	10.2	1.8
T24	Judas tree (Cercis siliquastrum)	8	170	N: 3 E: 2 S: 1 W: 0	Crown: 2 north Branch: 2 south	Semi mature	Fair	Fair	Suppressed form. Previously crown lifted. Small deadwood due to suppression.	Fell and remove stump.	C1	13.1	2.0

**Site:** Dugard Way

## Tree Survey Schedule

**Survey date:** 28/08/2018 (updated 15/10/2021)



**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T25	Judas tree ( <i>Cercis siliquastrum</i> )	8	150	N: 1 E: 3 S: 2 W: 0	Crown: 3 east Branch: 3 east	Semi mature	Fair	Fair	Suppressed form. Previously crown lifted. Small deadwood due to suppression.	Fell and remove stump.	C1	10.2	1.8
T26	Judas tree ( <i>Cercis siliquastrum</i> )	6	70	N: 1 E: 1 S: 1 W: 1	Crown: 4 average Branch: 4 average	Young	Fair	Poor	Suppressed form. Sparse crown. Outcompeted by adjacent Judas trees.	Fell and remove stump.	C1	2.2	0.8
T27	Judas tree ( <i>Cercis siliquastrum</i> )	8	160	N: 1 E: 2 S: 3 W: 1	Crown: 5 east Branch: 3 west	Semi mature	Fair	Fair	Suppressed form. Previously crown lifted. Crown overhangs adjacent roof.	Fell and remove stump.	C1	11.6	1.9 (amended on Tree Constraints Plan)
T28	Judas tree ( <i>Cercis siliquastrum</i> )	8	160	N: 1 E: 1 S: 2 W: 2	Crown: 2 south Branch: 2 north	Semi mature	Good	Fair	Suppressed form. Previously crown lifted. Crown overhangs adjacent roof.	Fell and remove stump.	C1	11.6	1.9 (amended on Tree Constraints Plan)
T29	Judas tree ( <i>Cercis siliquastrum</i> )	7	70	N: 1 E: 1 S: 1 W: 1	Crown: 2 west Branch: 3 east	Young	Fair	Fair	Suppressed form. Sparse crown. Outcompeted by adjacent Judas trees.	Fell and remove stump.	C1	2.2	0.8
T30	Judas tree ( <i>Cercis siliquastrum</i> )	9	170	N: 2 E: 1 S: 1 W: 2	Crown: 5 west Branch: 3 east	Semi mature	Fair	Fair	Relatively sparse crown. Previously crown lifted. Suppressed form. Crown overhangs adjacent roof.	Fell and remove stump.	C1	13.1	2.0 (amended on Tree Constraints Plan)

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T31	Judas tree ( <i>Cercis siliquastrum</i> )	6	90	N: 1 E: 1 S: 1 W: 2	Crown: 3 west Branch: 3 average	Young	Fair	Fair	Suppressed form. Out competed by surrounding trees.	Fell and remove stump.	C1	3.7	1.1
T32	Judas tree ( <i>Cercis siliquastrum</i> )	9	150	N: 2 E: 1 S: 2 W: 3	Crown: 4 west Branch: 3 south	Semi mature	Fair	Fair	Suppressed form. Previously crown lifted. Lateral limbs conflict with side of adjacent building and overhang roof.	Fell and remove stump.	C1	10.2	1.8 (amended on Tree Constraints Plan)
T33	Himalayan birch ( <i>Betula utilis</i> 'Jacquemontii')	8	120	N: 2 E: 1 S: 2 W: 2	Crown: 2 north Branch: 3 south	Semi mature	Good	Fair	Crown lifted over footpath. Will require cyclical pruning in the future to avoid conflict with adjacent building.	Fell and remove stump.	C1	6.5	1.4
T34	Himalayan birch ( <i>Betula utilis</i> 'Jacquemontii')	9	130	N: 3 E: 1 S: 3 W: 2	Crown: 2 north Branch: 3 west	Semi mature	Good	Good	Slightly suppressed by T35. No major visible defects. Will require cyclical pruning to avoid conflict with adjacent building.	Fell and remove stump.	C1	7.6	1.6
T35	Himalayan birch ( <i>Betula utilis</i> 'Jacquemontii')	9	130	N: 2 E: 3 S: 3 W: 2	Crown: 2 east Branch: 2 south	Semi mature	Good	Fair	Suppressed form bias east. Crown overhangs roof to the south.	Fell and remove stump.	C1	7.6	1.6
T36	Norway maple ( <i>Acer platanoides</i> )	12	360	N: 1 E: 3 S: 3 W: 2	Crown: 2 average Branch: 2 south	Mature	Good	Fair	Crown previously heavily reduced, particularly over third party garden. Profuse epicormic regrowth.	Fell and remove stump.	B2	58.6	4.3

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T37	Norway maple (Acer platanoides)	12	350 est	N: 2 E: 3 S: 3 W: 2	Crown: 2 south Branch: 2 south	Early mature	Good	Fair	Crown previously heavily reduced, particularly over third party garden. Profuse epicormic regrowth.	Fell and remove stump.	B2	55.4	4.2
T38	Himalayan birch (Betula utilis 'Jacquemontii')	7	140	N: 3 E: 1 S: 2 W: 3	Crown: 2 west Branch: 2 average	Semi mature	Good	Fair	Slightly suppressed form. No major visible defects. Crown lifted over footpath.	Fell and remove stump.	C1+2	8.9	1.7
T39	Himalayan birch (Betula utilis 'Jacquemontii')	8	130	N: 1 E: 1 S: 3 W: 3	Crown: 3 west Branch: 3 west	Semi mature	Good	Good	Slightly suppressed form. No major visible defects. Crown lifted over footpath.	Fell and remove stump.	C1+2	7.6	1.6 (amended on Tree Constraints Plan)
T40	Himalayan birch (Betula utilis 'Jacquemontii')	8	150	N: 3 E: 1 S: 3 W: 1	Crown: 2 north Branch: 2 east	Semi mature	Good	Good	Slightly suppressed form. No major visible defects. Crown lifted over footpath.	Fell and remove stump.	C1+2	10.2	1.8 (amended on Tree Constraints Plan)
T41	Himalayan birch (Betula utilis 'Jacquemontii')	8	110	N: 1 E: 2 S: 2 W: 1	Crown: 3 north Branch: 2 north	Semi mature	Good	Good	Slightly suppressed form. No major visible defects. Crown lifted over footpath.	Fell and remove stump.	C1+2	5.5	1.3 (amended on Tree Constraints Plan)
T42	Silver birch (Betula pendula)	10	190	N: 2 E: 3 S: 2 W: 2	Crown: 3 east Branch: 3 average	Early mature	Good	Fair	Drawn up growth habit. Crown lifted over path. No major visible defects.	Fell and remove stump.	B2	16.3	2.3

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T43	Norway maple (Acer platanoides)	12	300 est	N: 2 E: 3 S: 2 W: 2	Crown: 3 average Branch: 2 average	Early mature	Fair	Fair	Tall privet hedgerow prevents close inspection. Crown previously reduced with some chlorotic foliage.	Fell and remove stump.	B2	40.7	3.6
G44	Himalayan birch (Betula utilis 'Jacquemontii')	6 average	70 average est	1 average	3-4 average	Young	Good	Fair	2x birch saplings in privet hedgerow. Under-storey suppresses stems and prevents close inspection.	Fell and remove stumps.	C1	2.2 average	0.8 average
T45	Himalayan birch (Betula utilis 'Jacquemontii')	6	70	N: 2 E: 2 S: 0 W: 1	Crown: N/A Branch: 1 east	Dead	Poor	Poor	Tree died in period between 2018 and 2021 tree surveys.	Fell and remove stump.	U	§	0.8
T46	False acacia (Robinia pseudoacacia 'pyramidalis')	14	210, 150	N: 1 E: 2 S: 2 W: 1	Crown: 3 average Branch: 1 average	Early mature	Good	Fair	1x main and 1x secondary stem. Cultivar with slender crown form.	Fell and remove stump.	B2	30.1	3.1
T47	False acacia (Robinia pseudoacacia 'pyramidalis')	14	300 est	N: 2 E: 2 S: 1 W: 1	Crown: 2 north Branch: 2 average	Early mature	Good	Fair	Cultivar with slender crown form. Dense ivy encroaches crown.	Fell and remove stump.	C2	40.7	3.6
T48	Himalayan birch (Betula utilis 'Jacquemontii')	7	120	N: 2 E: 2 S: 3 W: 3	Crown: 3 average Branch: 2 east	Semi mature	Good	Good	Small tree of good condition and form.	Fell and remove stump.	C1	6.5	1.4

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T49	Himalayan birch (Betula utilis 'Jacquemontii')	7	80, 50 est	N: 1 E: 1 S: 2 W: 2	Crown: 3 west Branch: 1 east	Young	Good	Fair	Dual stemmed. Suppressed form.	Fell and remove stump.	C1	4.0	1.1
T50	Himalayan birch (Betula utilis 'Jacquemontii')	5	110	N: 1 E: 2 S: 2 W: 1	Crown: 2 south Branch: 2 south	Young	Good	Fair	Small tree of reasonable condition. Crown reduced from path.	Fell and remove stump.	C2	5.5	1.3 (amended on Tree Constraints Plan)
T51	Fastigate oak (Quercus robur 'fastigiata Koster')	10	240 over ivy	N: 1 E: 1 S: 1 W: 1	Crown: 3 average Branch: 3 average	Early mature	Fair	Good	Typical form for species. Ivy encroaches lower crown.	Fell and remove stump.	B2	26.1	2.9
T52	Sycamore (Acer pseudoplatanus)	6	80 est	N: 0 E: 1 S: 1 W: 1	Crown: 2 average Branch: 2 south	Young	Poor	Fair	Chlorotic foliage throughout crown. Drawn up growth habit due to suppression.	Fell and remove stump.	C1	2.9	1.0
T53	Sycamore (Acer pseudoplatanus)	9	160	N: 1 E: 2 S: 2 W: 2	Crown: 3 east Branch: 2 east	Semi mature	Good	Fair	Narrow, upright growth habit. Various climbing species from arbor encroach crown.	Fell and remove stump.	C1	11.6	1.9
T54	Rowan (Sorbus aucuparia)	7	70	N: 2 E: 1 S: 0 W: 1	Crown: 2 north Branch: 1 east	Semi mature	Good	Fair	Narrow, upright growth habit. Slightly suppressed by T53.	Fell and remove stump.	C1	2.2	0.8

**Site:** Dugard Way

## Tree Survey Schedule



**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T55	Paper-bark maple ( <i>Acer griseum</i> )	7	180, 80, 80, 70	N: 3 E: 3 S: 1 W: 3	Crown: 1 west Branch: 1 north	Mature	Good	Fair	1x main and 3x secondary stems. Crown extends close to adjacent building and will likely require cyclical pruning in the future.	Fell and remove stump.	B1	22.7	2.7
T56	Walnut ( <i>Juglans regia</i> )	7	160	N: 4 E: 3 S: 2 W: 2	Crown: 2 west Branch: 2 average	Semi mature	Good	Good	Stem has slight north lean. Open growth habit. No major visible defects.	Fell and remove stump.	B1	11.6	1.9
T57	Ornamental pear ( <i>Pyrus spp.</i> )	8	220	N: 3 E: 2 S: 3 W: 3	Crown: 1 south Branch: 2 east	Early mature	Good	Good	Previously crown lifted. Open grown habit. No major visible defects.	Fell and remove stump.	B1	21.9	2.6
T58	Ornamental pear ( <i>Pyrus spp.</i> )	8	190	N: 4 E: 2 S: 2 W: 3	Crown: 2 north Branch: 2 average	Early mature	Good	Good	Slightly suppressed form. Previously crown lifted. No major visible defects.	Fell and remove stump.	B1	16.3	2.3
T59	Ornamental pear ( <i>Pyrus spp.</i> )	8	220	N: 3 E: 3 S: 3 W: 2	Crown: 2 south Branch: 2 average	Early mature	Good	Good	Slightly suppressed form. Previously crown lifted. No major visible defects. Will require cyclical pruning from adjacent building.	Fell and remove stump.	B1	21.9	2.6
T60	Paper-bark maple ( <i>Acer griseum</i> )	6	90, 80, 80, 100	N: 2 E: 3 S: 1 W: 2	Crown: 3 average Branch: 1 south	Early mature	Good	Fair	Multi-stemmed from base. Will require cyclical pruning from building in the future. Lower crown suppressed. Crossing stems.	Fell and remove stump.	B1	14.0	2.1

Site: Dugard Way

## Tree Survey Schedule



Survey date: 28/08/2018 (updated 15/10/2021)

Surveyor: Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T61	Ornamental pear (Pyrus spp.)	8	210	N: 2 E: 2 S: 3 W: 3	Crown: 1 south Branch: 2 average	Early mature	Fair	Fair	North side of crown heavily suppressed by various climbers emanating from group G63.	Fell and remove stump.	B1	20.0	2.5
T62	Walnut (Juglans regia)	7	140	N: 3 E: 1 S: 2 W: 3	Crown: 2 west Branch: 2 west	Semi mature	Good	Fair	Stem has slight west lean. East side of crown is slightly suppressed by G63. Reasonable overall condition.	Fell and remove stump.	C1	8.9	1.7
G63	Mixed (hazel, field maple, goat willow, Photinia, Norway maple)	2-8 average	Up to 150 average	1-4 average	0-3 average	Semi-early mature	Fair	Fair	Broad, largely unmanaged tree/shrub belt on site boundary. Multi-stemmed and ivy clad trees present. Some screening benefit.	Fell and remove stumps.	C2	10.2 average	1.8 average
T64	Goat willow (Salix caprea)	8	170, 80, 110, 140, 190	N: 4 E: 3 S: 3 W: 5	Crown: 2 west Branch: 0 average	Early mature	Fair	Fair	Multi-stemmed from base. Broad, spreading growth habit. Crown reduced from third party building. Lower stems suppressed by G63.	Fell and remove stump.	C2	46.6	3.9
T65	False acacia (Robinia pseudoacacia spp.)	6	250 est	N: 3 E: 4 S: 3 W: 3	Crown: 1 average Branch: 1 average	Semi mature	Good	Fair	No direct access to survey. Only viewed from parking area on Dugard Way.	Fell and remove stump.	C2	28.3	3.0 (amended on Tree Constraints Plan)
T66	False acacia (Robinia pseudoacacia spp.)	6	250 est	N: 3 E: 4 S: 3 W: 4	Crown: 1 average Branch: 1 average	Semi mature	Good	Fair	No direct access to survey. Only viewed from parking area on Dugard Way.	Fell and remove stump.	C2	28.3	3.0 (amended on Tree Constraints Plan)

**Site:** Dugard Way

## Tree Survey Schedule



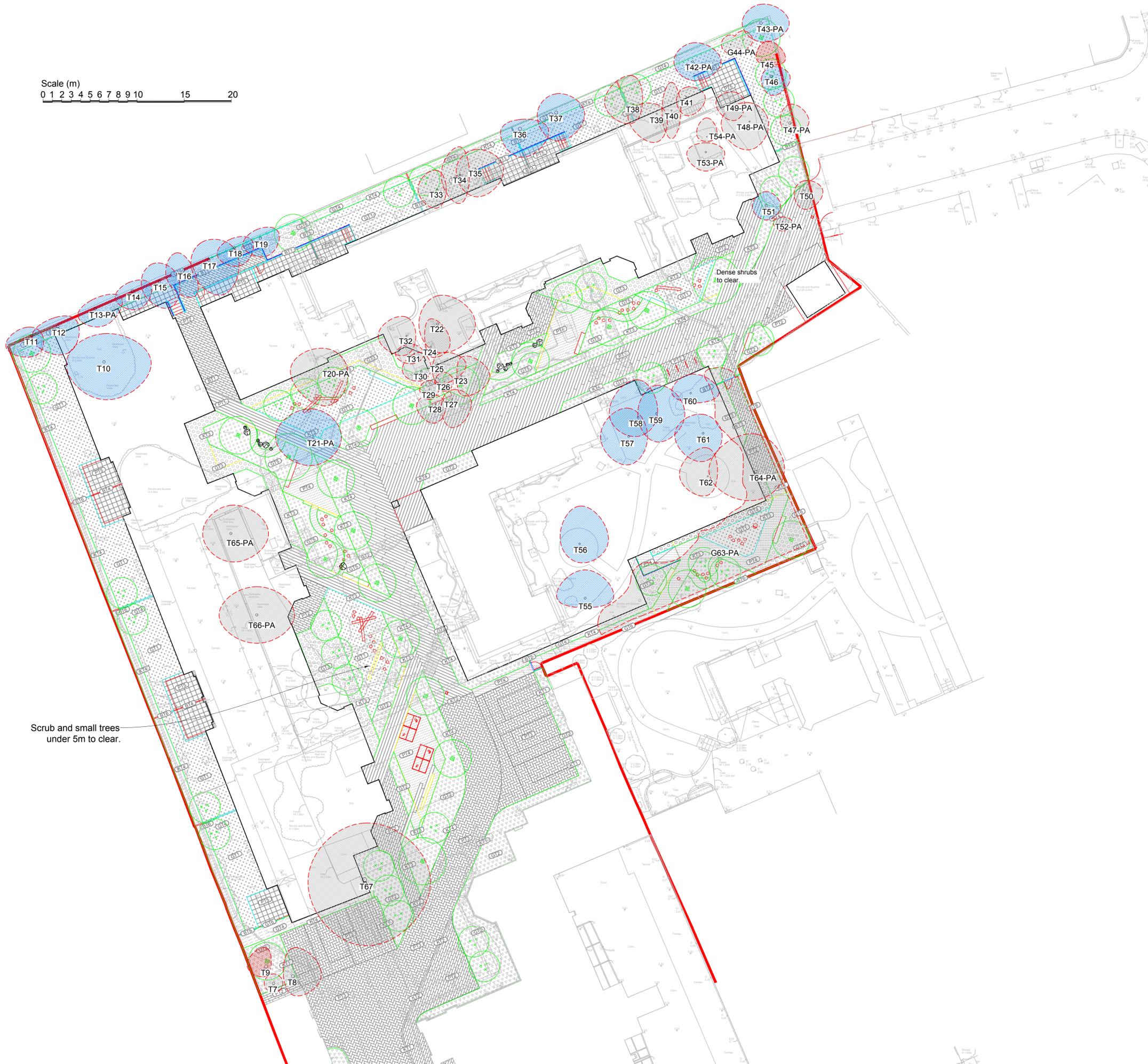
**Survey date:** 28/08/2018 (updated 15/10/2021)

**Surveyor:** Peter Davies

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T67	White willow (Salix alba)	10	180 average x6 stems est	N: 6 E: 7 S: 7 W: 6	Crown: 1 average Branch: 1 average	Early mature	Good	Poor	Third party tree. Multi-stemmed form. Stems conflict with adjacent metal fence. Wasp nest at base inhibits inspection of stems.	Fell and remove stump.	C2	87.9	5.3
T68	Tibetan cherry (Prunus serrula)	4	140	N: 2 E: 2 S: 2 W: 3	Crown: 2 average Branch: 2 average	Semi mature	Good	Good	Street tree in pedestrianised area. Crown lifted to 2m.	No action required.	C1+2	8.9	1.7

## Appendix 3: Tree Retention & Protection Plan

Scale (m)  
0 1 2 3 4 5 6 7 8 9 10 15 20



- Key:**
- Root protection area for category B\* tree to be retained
  - Root protection area for category C\* tree to be retained
  - Canopy of tree to be retained
  - Canopy of category B\* tree to be removed
  - Canopy of category C\* tree to be removed
  - Canopy of category U\* tree to be removed
  - Construction exclusion zone

\* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Survey Schedule contained within the arboricultural report ref. PJC/5926/21-01 contains further information for each tree.

*This drawing should be viewed in colour.*

Tree numbers suffixed with PA indicate the tree position is approximate.

Scrub and small trees under 5m to clear.

Drawing no: PJC/5926/21/B Rev: - Sheet number: 1 of 2

Client and site:  
Anthology Kennington Stage Ltd

Land at Dugard Way  
Lambeth  
SE11 4TH

Drawing title: Tree Retention and Protection Plan

Date drawn: 20/10/2021

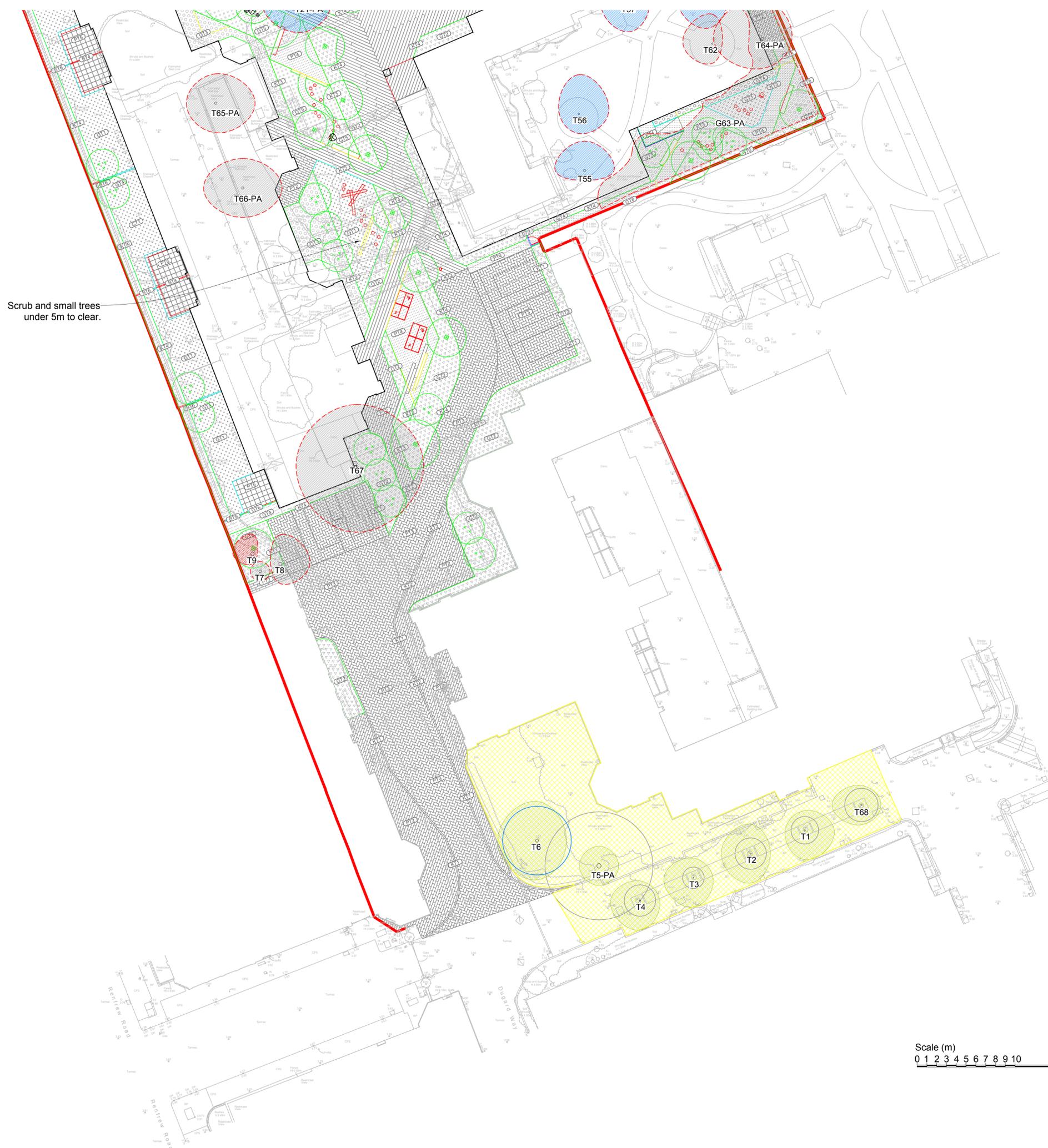
Scale: 1:200 at A1

Drawn by: PD

Checked by: LW



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- Key:**
-  Root protection area for category B\* tree to be retained
  -  Root protection area for category C\* tree to be retained
  -  Canopy of tree to be retained
  -  Canopy of category B\* tree to be removed
  -  Canopy of category C\* tree to be removed
  -  Canopy of category U\* tree to be removed
  -  Construction exclusion zone

\* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Survey Schedule contained within the arboricultural report ref. PJC/5926/21-01 contains further information for each tree.

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Tree numbers suffixed with PA indicate the tree position is approximate.

Scrub and small trees under 5m to clear.



**Drawing no:** PJC/5926/21/B    **Rev:** -    **Sheet number:** 2 of 2

**Client and site:**  
Anthology Kennington Stage Ltd

Land at Dugard Way  
Lambeth  
SE11 4TH

**Drawing title:** Tree Retention and Protection Plan

**Date drawn:** 20/10/2021

**Scale:** 1:200 at A1

**Drawn by:** PD    **Checked by:** LW