



Revision	Status	Date
PP1	Draft - Design Team Issue	04 / 03 / 2011
PP2	Draft - Design Team Issue	07 / 03 / 2011
PP3	Draft - Design Team Issue	08 / 03 / 2011
PP4	Draft - Design Team Issue	14 / 03 / 2011
PP5	Draft - Design Team Issue	23 / 03 / 2011
PP6	Draft - Design Team Issue	25 / 03 / 2011
PP7	Draft - Design Team Issue	31 / 03 / 2011
PP8	Draft - Design Team Issue	06 / 04 / 2011
PP9	Draft - Pre App Meeting Issue	06 / 04 / 2011
PP10	Draft - Design Team Issue	08 / 04 / 2011
PP11	Draft - Design Team Issue	14 / 04 / 2011
PP12	Draft - Design Team Issue	21 / 04 / 2011
PP13	Draft - Client Issue	04 / 05 / 2011
PP14	Draft - Client Issue	09 / 05 / 2011
PP15	PLANNING ISSUE	24 / 05 / 2011

HARINGEY COUNCIL
URBAN ENVIRONMENT
PLANNING & REGENERATION

Received date: 01/06/2011
Reference (HG): 2011/1037 + 1038

N

Existing Structure

Proposed New Structure

Site Boundary/Extent of Site

0m

2m

10m

PROJECT TITLE
Nice Place & Far End
Compton Avenue N6 4LH

DRAWING TITLE
Lower Ground Floor Plan
Proposed

SCALE @ A1 SIZE
1:200

DATE
Feb 2011

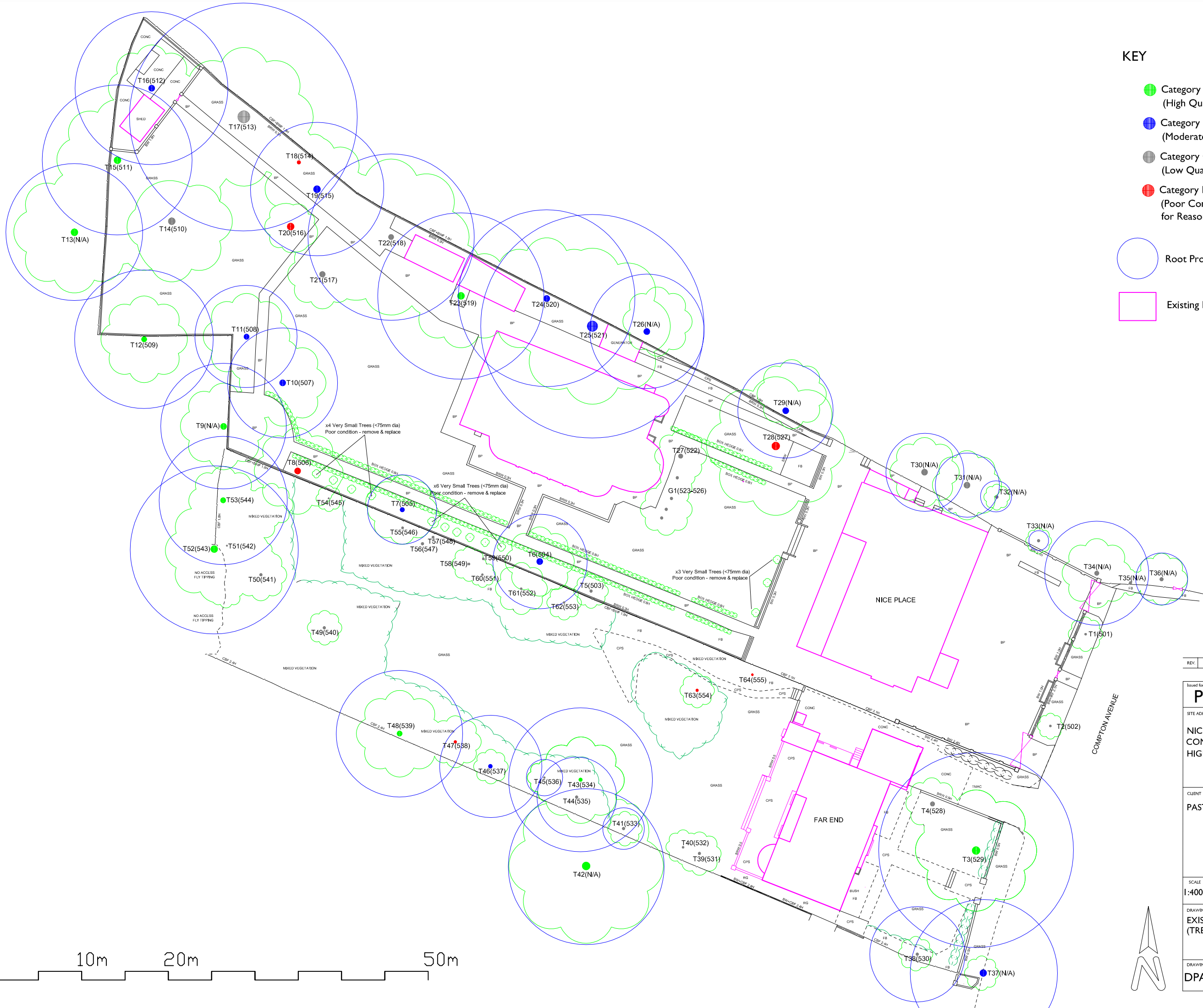
DRAWING N°
100

STATUS & REVISION
P15

General Notes

This drawing is for planning purposes only.
All setting out must be checked on site.
All levels must be checked on site and refer to Ordnance Datum.
All fixings and weathervings must be checked on site.
All dimensions must be checked on site.
This drawing must be read in conjunction with all other relevant drawings.
This drawing must not be used for land transfer purposes.
Calculated areas in accordance with Pastor Real Estate Definition of Areas for Schedule of Areas.

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KEY

- Category A Tree (BS5837:2005)
(High Quality & Value Trees)
- Category B Tree (BS5837:2005)
(Moderate Quality & Value Trees)
- Category C Tree (BS5837:2005)
(Low Quality & Value Trees)
- Category R Tree (BS5837:2005)
(Poor Condition Trees - To Be Removed
for Reasons of Health & Safety)
- Root Protection Areas (BS5837:2005)
- Existing Building (Including Garden Structures)

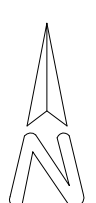
REV.	DESCRIPTION	DRAWN BY	DATE
Issued for PLANNING			
SITE ADDRESS NICE PLACE AND FAR END COMPTON AVENUE HIGHGATE			
CLIENT PASTOR REAL ESTATE			
SCALE 1:400	SHEET SIZE A3	DRAWN DP	DATE May 2011
DRAWING TITLE EXISTING SITE LAYOUT (TREE SURVEY)			
DRAWING NUMBER DPA-69635-01		REVISION G	



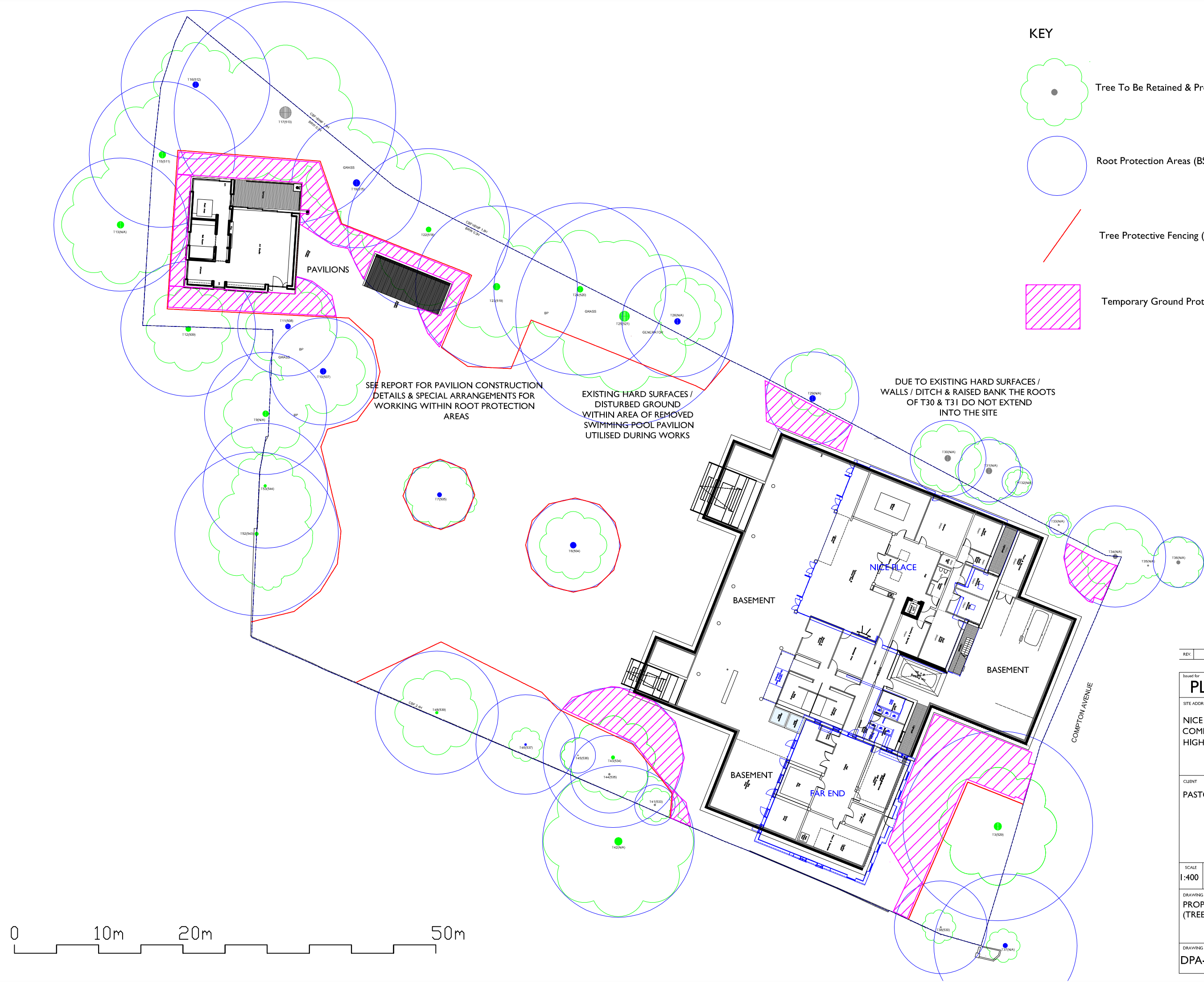
The Boothouse
Ferry Road
Teddington
Middlesex
TW11 9NN
1:020 8973 0067
www.dpa-uk.com
mail@dpa-uk.com
Company Reg. No. 7239976

[illegible][illegible]

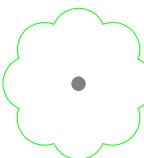
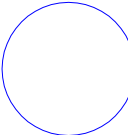
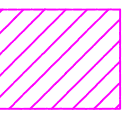
Root Protection Areas (BS5837:2005)



REV.	DESCRIPTION	DRAWN BY	DATE
Issued for PLANNING		 arboricultural consultants	
SITE ADDRESS NICE PLACE AND FAR END COMPTON AVENUE HIGHGATE			
CLIENT PASTOR REAL ESTATE			
SCALE	SHEET SIZE		
1:400	A3	DP	May 2011
DRAWING TITLE EXISTING SITE LAYOUT (TREE PROTECTION DURING DEMOLITION)		The Boothouse Ferry Road Teddington Middlesex TW11 9NN T:020 8973 0067	
DRAWING NUMBER DPA-96635-02		REVISION G www.dpa-uk.com mail@dpa-uk.com Company Reg. No. 7239976	



KEY

-  Tree To Be Retained & Protected (BS5837:2005)
-  Root Protection Areas (BS5837:2005)
-  Tree Protective Fencing (BS5837:2005)
-  Temporary Ground Protection (BS5837:2005)

SEE REPORT FOR PAVILION CONSTRUCTION
DETAILS & SPECIAL ARRANGEMENTS FOR
WORKING WITHIN ROOT PROTECTION
AREAS

EXISTING HARD SURFACES /
DISTURBED GROUND
WITHIN AREA OF REMOVED
SWIMMING POOL PAVILION
UTILISED DURING WORKS

DUE TO EXISTING HARD SURFACES /
WALLS / DITCH & RAISED BANK THE ROOTS
OF T30 & T31 DO NOT EXTEND
INTO THE SITE

REV.	DESCRIPTION	DRAWN BY	DATE
Issued for PLANNING			
SITE ADDRESS NICE PLACE AND FAR END COMPTON AVENUE HIGHGATE			
CLIENT PASTOR REAL ESTATE			
SCALE	SHEET SIZE	DRAWN	DATE
1:400	A3	DP	May 2011
DRAWING TITLE PROPOSED SITE LAYOUT (TREE PROTECTION)			
DRAWING NUMBER DPA-69635-03		REVISION J	



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Tree No	Species	Ht (m)	Crown Spread (m)	Base of Crown (m)	Stem DBH (mm)	RPA/Radius/Max Offset	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T1	Lime	3	Shown on Plan	1	95	4.08	G	Y	Recently planted relatively small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						1.14	F					B
						0.23	P					C
							D					R
T2	Maple	4	Shown on Plan	1	60	1.63	G	Y	Recently planted relatively small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						0.72	F					B
						0.14	P					C
							D					R
T3	Oak	20	Shown on Plan	6	1125	397.61	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						11.25	F					B
						2.25	P					C
							D					R
T4	Birch	16	Shown on Plan	5	550	136.85	G	MA	Sparsely foliated and in decline. Being suppressed by T3	Remove & replace for reasons of sound arboricultural management	<20	A
						6.60	F					B
						1.32	P					C
							D					R
T5	Sycamore	8	Shown on Plan	2.5	290	38.05	G	MA	Self-seeded tree with poor form	Remove & replace as part of the landscape proposals for the site	>20	A
						3.48	F					B
						0.70	P					C
							D					R
T6	Hornbeam	15	Shown on Plan	4	545	134.37	G	MA	Previous pruning wounds with associated decay present	Retain & protect in accordance with BS5837:2005	>10	A
						6.54	F					B
						1.31	P					C
							D					R
T7	Hornbeam	14	Shown on Plan	4	400	72.38	G	MA	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						4.80	F					B
						0.96	P					C
							D					R
T8	Oak	14	Shown on Plan	2	600	162.86	G	M	Previous major limb loss / storm damage with extensive decay & major deadwood within crown	Remove & replace for reasons of sound arboricultural management	<10	A
						7.20	F					B
						1.44	P					C
							D					R
T9	Oak	20	Shown on Plan	3.5	725	237.79	G	M	Situated within a neighbouring property	Retain & protect in accordance with BS5837:2005	>20	A
						8.70	F					B
						1.74	P					C
							D					R
T10	Oak	15	Shown on Plan	5	635	182.41	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						7.62	F					B
						1.52	P					C
							D					R

T11	Oak	14	Shown on Plan	5.5	590	157.48	G	MA	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						7.08	F					B
						1.42	P					C
							D					R
T12	Oak	19	Shown on Plan	5	800	289.53	G	M	1/3 of the main stem of T12 is situated within a neighbouring property. Minor deadwood within crown	Retain & protect in accordance with BS5837:2005	>20	A
						9.60	F					B
						1.92	P					C
							D					R
T13	Oak	18	Shown on Plan	4	790	282.34	G	M	Situated within a neighbouring property	Retain & protect in accordance with BS5837:2005	>20	A
						9.48	F					B
						1.90	P					C
							D					R
T14	Oak	15	Shown on Plan	5	585	154.82	G	MA	Poor form / one sided crown. Major deadwood within crown	Remove & replace as part of the landscape proposals for the site	>10	A
						7.02	F					B
						1.40	P					C
							D					R
T15	Oak	19	Shown on Plan	6	865	338.49	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						10.38	F					B
						2.08	P					C
							D					R
T16	Oak	15	Shown on Plan	5	735	244.39	G	M	Surrounded by concrete hard surfaces. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						8.82	F					B
						1.76	P					C
							D					R
T17	Oak	17	Shown on Plan	2	1315	707.00	G	M	Acute angle on major limb & evidence of recent major limb removals with associated decay. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						15.00	F					B
						3.00	P					C
							D					R
T18	Maple	5	Shown on Plan	1.5	285	36.75	G	MA	Dead / dying tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						3.42	F					B
						0.68	P					C
							D					R
T19	Oak	18	Shown on Plan	4	770	268.22	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						9.24	F					B
						1.85	P					C
							D					R
T20	Oak	15	Shown on Plan	5	690	215.38	G	M	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						8.28	F					B
						1.66	P					C
							D					R

T21	Oak	15	Shown on Plan	5	630	179.55	G	M	Cavity with associated decay at main crown break	Remove & replace as part of the landscape proposals for the site	>10	A
						7.56	F					B
						1.51	P					C
							D					R
T22	Hornbeam	16	Shown on Plan	4	800	289.53	G	M	Cavities with associated decay at previous branch removal points & cavity at base with associated decay	Retain & protect in accordance with BS5837:2005	>10	A
						9.60	F					B
						1.92	P					C
							D					R
T23	Oak	17	Shown on Plan	6	800	289.53	G	M	Surrounded by concrete hard surfaces. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						9.60	F					B
						1.92	P					C
							D					R
T24	Oak	16	Shown on Plan	4.5	850	326.85	G	M	Situated within raised planting bed. Bottling of main stem indicative of internal decay	Retain & protect in accordance with BS5837:2005	>10	A
						10.20	F					B
						2.04	P					C
							D					R
T25	Oak	16	Shown on Plan	5	1075	522.79	G	M	Situated within raised planting bed. Minor damage with associated decay to main buttress roots	Retain & protect in accordance with BS5837:2005	>10	A
						12.90	F					B
						2.58	P					C
							D					R
T26	Oak	14	Shown on Plan	5	550	136.85	G	MA	Situated on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						6.60	F					B
						1.32	P					C
							D					R
T27	Hornbeam	15	Shown on Plan	4	370	61.93	G		T27 is comprised of 3 main stems. Poor form / included union at base	Remove & replace as part of the landscape proposals for the site	>10	A
						4.44	F					B
						0.89	P					C
							D					R
T28	Oak	18	Shown on Plan	3.5	960	416.92	G	M	Poor form / sparse crown. Decay fungi <i>Ganoderma spp</i> . in several locations at base of main stem	Remove & replace for reasons of sound arboricultural management	<10	A
						11.52	F					B
						2.30	P					C
							D					R
T29	Hornbeam	14	Shown on Plan	3	550	136.85	G	MA	Situated on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						6.60	F					B
						1.32	P					C
							D					R
T30	Sycamore	10	Shown on Plan	2.5	450	91.61	G	MA	Situated on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						5.40	F					B
						1.08	P					C
							D					R

T31	Sycamore	10	Shown on Plan	2.5	370	61.93	G	MA	Situating on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						4.44	F					B
						0.89	P					C
							D					R
T32	Sycamore	7	Shown on Plan	1	150	10.18	G	Y	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						1.80	F					B
						0.36	P					C
							D					R
T33	Holly	4	Shown on Plan	N/A	105	4.99	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						1.26	F					B
						0.25	P					C
							D					R
T34	Sycamore	10	Shown on Plan	3	600	162.86	G	MA	Situating on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						7.20	F					B
						1.44	P					C
							D					R
T35	Sycamore	8	Shown on Plan	2	250	28.27	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						3.00	F					B
						0.60	P					C
							D					R
T36	Sycamore	8	Shown on Plan	2	250	28.27	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						3.00	F					B
						0.60	P					C
							D					R
G1	Cypress x4	6 to 10	Shown on Plan	1.5	90 to 310	43.47	G	MA	G1 is comprised of x4 trees which form a hedge	Remove & replace as part of the landscape proposals for the site	>10	A
						3.72	F					B
						0.74	P					C
							D					R
T37	Oak	8	Shown on Plan	3	710	228.05	G	M	Previously topped with associated decay. Situated on grass verge to front of Far End	Retain & protect in accordance with BS5837:2005	>10	A
						8.52	F					B
						1.70	P					C
							D					R
T38	Hawthorn	6	Shown on Plan	1	460	95.73	G	MA	G1 is comprised of x4 trees which form a hedge	Retain & protect in accordance with BS5837:2005	>10	A
						5.52	F					B
						1.10	P					C
							D					R
T39	Cypress	9	Shown on Plan	1.5	720	234.52	G	MA	T38 is comprised of 2 main stems	Remove & replace as part of the landscape proposals for the site	>10	A
						8.64	F					B
						1.73	P					C
							D					R

T40	Azalea	3	Shown on Plan	0	110	5.47	G	MA	Poor form / dying specimen shrub	Remove & replace as part of the landscape proposals for the site	<10	A
						1.32	F					B
						0.26	P					C
							D					R
T41	Hawthorn	4	Shown on Plan	1	240	26.06	G	MA	Poor form / one sided crown	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						2.88	F					B
						0.58	P					C
							D					R
T42	Oak	18	Shown on Plan	8	900	254.47	G	M	T42 is situated within a neighbouring garden. One sided crown with evidence of previous major tree works	Retain & protect in accordance with BS5837:2005	>10	A
						9.00	F					B
						1.80	P					C
							D					R
T43	Oak	18	Shown on Plan	7	830	216.42	G	M	Previously crown lifted. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						8.30	F					B
						1.66	P					C
							D					R
T44	Yew	6	Shown on Plan	1	460	66.48	G	MA	Multi-stemmed from 0.5m	Retain & protect in accordance with BS5837:2005	>10	A
						4.60	F					B
						0.92	P					C
							D					R
T45	Purple Leaf Plum	7	Shown on Plan	1.5	210	19.95	G	MA	Poor form / leaning tree. Being suppressed by T43	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						2.52	F					B
						0.50	P					C
							D					R
T46	Lime	15	Shown on Plan	4	595	160.16	G	MA	Previously crown reduced	Retain & protect in accordance with BS5837:2005	>10	A
						7.14	F					B
						1.43	P					C
							D					R
T47	Mountain Ash	8	Shown on Plan	1.5	415	77.91	G	MA	Major cavity with associated decay on main stem. Dieback within crown and major deadwood	Remove & replace for reasons of sound arboricultural management	<10	A
						4.98	F					B
						1.00	P					C
							D					R
T48	Oak	20	Shown on Plan	5	730	241.08	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						8.76	F					B
						1.75	P					C
							D					R
T49	Silver Birch	8	Shown on Plan	2.5	375	63.62	G	MA	Poor form / leaning tree	Remove & replace as part of the landscape proposals for the site	>10	A
						4.50	F					B
						0.90	P					C
							D					R
T50	Cypress	8	Shown on Plan	2	280	35.47	G	MA	Poor form / being suppressed by T52	Remove & replace as part of the landscape proposals for the site	>10	A
						3.36	F					B
						0.67	P					C
							D					R

T51	Holly	5	Shown on Plan	0.5	145	9.51	G	MA	Poor form / being suppressed by T52	Remove & replace as part of the landscape proposals for the site	>10	A
						1.74	F					B
						0.35	P					C
							D					R
T52	Oak	21	Shown on Plan	5	970	425.65	G	M	Main stem is 1/2/ and 1/2 on the boundary with a neighbouring garden	Retain & protect in accordance with BS5837:2005	>20	A
						11.64	F					B
						2.33	P					C
							D					R
T53	Oak	20	Shown on Plan	5	740	247.73	G	M	Major deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						8.88	F					B
						1.78	P					C
							D					R
T54	Hazel	3	Shown on Plan	0	95	4.08	G	Y-MA	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						1.14	F					B
						0.23	P					C
							D					R
T55	Apple	5	Shown on Plan	1	150	10.18	G	MA	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						1.80	F					B
						0.36	P					C
							D					R
T56	Yew	6	Shown on Plan	2	370	61.93	G	MA	Previously crown lifted	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						4.44	F					B
						0.89	P					C
							D					R
T57	Cypress	4	Shown on Plan	1	150	10.18	G	Y	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						1.80	F					B
						0.36	P					C
							D					R
T58	Yew	6	Shown on Plan	2	330	49.27	G	MA	Previously crown lifted	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						3.96	F					B
						0.79	P					C
							D					R
T59	Laburnum	4	Shown on Plan	1	170	13.07	G	Y-MA	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						2.04	F					B
						0.41	P					C
							D					R
T60	Tree of Heaven	5	Shown on Plan	2	185	15.48	G	Y	Self-seeded tree with poor form / significant lean	Remove & replace as part of the landscape proposals for the site	>10	A
						2.22	F					B
						0.44	P					C
							D					R