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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

A Side Extension

At:-

43 Stanhope Gardens
London
N6 5TT

On behalf of:-

Sophia Jones
43 Stanhope Gardens
London
N6 5TT

Prepared by:

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Survey Date: 19th May 2022
Report Date: 1st November 2022
Project no: 1806

CONTENTS

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
- 4 LEGAL PROTECTION OF TREES**
- 5 ARBORICULTURAL METHOD STATEMENT**
- 6 ARBORICULTURAL IMPACT ASSESSMENT**
- 7 REFERENCES**

Appendices

- A Tree Protection Plan: drawing no: 1806-03**
- B Tree Schedule**
- C BS 5837:2012 - Trees in relation to design, demolition and construction, Table 1**
- D Tree Protection Fencing Detail**
- E Site photos**
- F Proposed Site Plan**

1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Michael Jones Architects, on behalf of Ms Sophia Jones to specify tree protection measures and assess the arboricultural impact of the proposed construction of a side extension and enlarging the existing cellar at 43 Stanhope Gardens.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.4** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.
- 1.5** Documentation supplied:
 - Topographical Survey
 - SJ Stephens Associates, Tree Constraints Plan, drawing 1806-01
 - Michael Jones Architects, Proposed Site Plan: drawing no 1423.03.03.Pln02.002

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within influencing distance of the proposed development, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.
- 2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf. There were no limitations to access around the trees within the site.
- 2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
 - **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
 - **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
 - **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
 - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
 - **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
 - **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

- 3.4** The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1** The Haringey Council website was viewed on 01-11-2022, showing that the site does not contain any Tree Preservation Orders, however it does fall within the Highgate Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.
- 4.2** Since the site is covered by a Conservation Area, six weeks notification must be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.
- 4.3** Once planning permission has been granted, provided the application clearly shows any trees to be removed or pruned, this overrides protection provided by Tree Preservation Orders or Conservation Areas, provided the work is necessary to implement the approved development. If not essential, a separate tree work application will need to be submitted for trees protected by a Tree Preservation Order.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1** The proposal is for the construction of a side extension at 43 Stanhope Gardens. The proposed site plan is included as Appendix F and is also shown on the Tree Protection Plan attached as Appendix A. An extension to the existing clear is also proposed, however this is not relevant to tree protection. All services to the extension will run from the existing dwelling.
- 5.1.2** There are a number of high quality trees in the rear garden which will not be impacted by the current proposals. There is a Birch (T2) in the front garden which is growing out of the bank adjacent to the front path and some multi-stem hazel in the location proposed for the extension.

5.2 Tree Work

- 5.2.1** Details of proposed tree works are included in the Tree Schedule included as Appendix B.

5.2.2 One hazel and short section of hedge are proposed for removal, as detailed in section 6.1 below.

5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:

- areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.
- areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of Root Protection Areas, but where hand excavation must be used, as described in section 5.6, to minimise potential root damage.

5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.

5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.

- 5.4.4 After erection of Tree Protection Fencing, 2 days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site.
- 5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.
- 5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA

KEEP OUT

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
AND CONSERVATION AREA STATUS

CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 Ground Protection Areas

- 5.5.1 Where the Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots, no excavation must be permitted beneath the base course within these areas.
- 5.5.2 Where the path may need to be widened for construction access, ground protection panels must be laid to protect roots. Trakmats, as supplied by either the Marwood Group, (www.marwoodgroup.co.uk) or Ground-Guards, (www.ground-guards.co.uk) or a similar approved product, must be used, laid on a compressible layer of sand or woodchips, laid onto a geotextile, with adjacent panels held together with connectors. No reduction in ground levels must be permitted, so it may be necessary to build up the level of the path to allow a level access route.

5.6 Hand Dig Areas

- 5.6.1 The Hand Dig trench adjacent to T25, shown cross-hatched red on the Tree Protection Plan, must be dug to the lesser of formation level or a depth of 1m by hand, neatly severing any roots found, using secateurs or a hand saw. Any further excavation required, either to a greater depth or further from T25, can be carried out with an excavator, since it is unlikely that further significant live roots will be found.

- 5.6.2 Heavy-duty polythene must be used to line the side of the trench adjacent to the trees, before concrete is poured, to avoid the toxic effects of cement on tree roots.
- 5.6.3 On no account must use of an excavator be used in the top 1m of the Hand Dig areas, which would rip roots and cause unnecessary damage.

5.7 General measures

- 5.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.7.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.7.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.7.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.8 Bat roosts

- 5.8.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.9 Birds

- 5.9.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.10 Arboricultural Supervision

5.10.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to liaise with the contractor, prior to construction or demolition starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.
- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer within 3 working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category C – low quality:
 - G24 – a short stretch of privet hedge, up to 1m in length, will be removed for construction access.
- Category B/C – between categories B and C:
 - T4: a multi stem hazel, which will be removed to construct the extension.

6.2 No trees of any significance are proposed for removal and new extension has been kept back from trees in the rear garden to provide adequate separation distances to ensure their future sustainability.

6.3 Protection measures have been specified to protect the Root Protection Area of all retained trees, other than for T25, where there will be excavation for foundations within the Root Protection Area. Hand digging has been specified to limit the likely root damage and it is likely that the shrub will survive and grow on. In any case, this is a low quality shrub which should not be a constraint to development.

6.4 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*

APPENDIX A

Key

Category U

Category A

Category B

Category C

Crown spread:
retained trees

Trees For Removal

Root Protection Area

Tree Protection Fence

Ground Protection Area

Hand Dig Area

SJ Stephens Associates

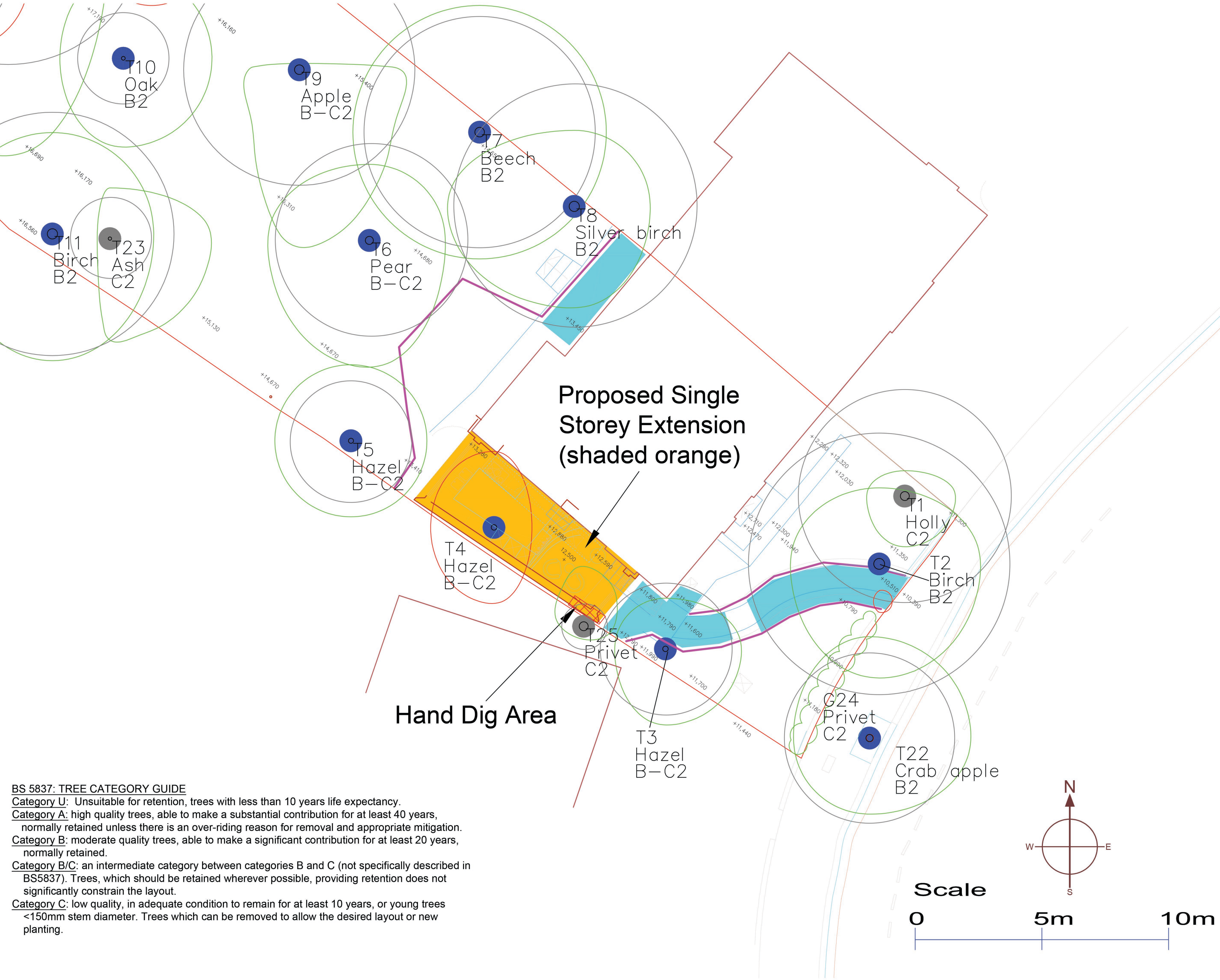
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JOB TITLE
43 STANHOPE GARDENS
SIDE EXTENSION

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
1806-03	

REVISIONS		
SCALE	DATE	DRAWN BY
1:100 at A2	OCT 22	sjss



BS 5837: TREE CATEGORY GUIDE

Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

43 Stanhope Gardens

Appendix B BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Holly	9	350	1	2	2	1.5	0.6	Mature	Three stems at 1.5m- 180,200,230mm.Becoming engulfed in ivy. Canopy dieback.		10-20	C2	4.2	55
T2	Birch	13.5	430	3	4.5	4	3.5	3	Mature	Growing out of old retaining wall on raised bank adjacent to concrete surfaced path. Leans to south, then straightens. Reduced in height and low branches removed in past.		20-40	B2	5.2	84
T3	Hazel	5.5	220	2	3	3	2	1	Mature	Fourteen stems from base- average 60mm. Growing against both properties.	Prune, as necessary, for construction access.	15-30	B-C2	2.6	22
T4	Hazel	8.5	220	3	3	1.5	2.5	1.6	Mature	Five stems from base- average 100mm. Removal approved under HGY/2019/2427.	Remove to facilitate development.	15-30	B-C2	2.6	22
T5	Hazel	7	200	3	3	3	3	1.7	Mature	Approximately 6 stems from base- average 80mm. Removal approved under HGY/2019/2427	Coppice to ground level then maintain at a smaller size.	15-30	B-C2	2.4	18
T6	Pear	7.5	320	3	5	3	4	1.5	Mature	Four stems from 1.6m. Various decay pockets where branches have previously broken out / been pruned. Reasonable vigour despite group pressure. Removal approved under HGY/2019/2427		15-30	B-C2	3.8	46
T7	Beech	15	380	5	5	5	5	1.5	Early mature	Good quality tree, but approved for removal under existing planning approval. However, owners would now like to retain if possible. Retaining wall constructed in 41 Stanhope Gardens only 0.7m from stem of tree- unknown to what depth the foundations were dug. Removal approved under HGY/2019/2427.		20-40	B2	4.6	65
T8	Silver birch	12	400	3	4	3	5	1.8	Early mature	Removal approved under HGY/2019/2427		20-40	B2	4.8	72
T9	Apple	4	380	0	7	4	2	1.5	Mature	Bifurcates at 1.2m- both stems with an acute lean to south. Base hollowing. Attractive feature.		10-20	B-C2	4.6	65
T10	Oak	8	150	3.5	3.5	3.5	2.5	1.6	Young	Growing under canopy of T14, but showing good vigour. Asymmetric canopy.		>40	B2	1.8	10
T11	Birch	15	400	4	5	4	4	5	Mature	Leaning to south. Ivy to 10m.		20-40	B2	4.8	72
T22	Crab apple	8	280	4	3	4	3	2.5	Mature	Growing in 1.7m by 0.9m tree pit. Basal bark damage at a number of points. Some deadwood, but reasonable overall vigour and good amenity value.		15-30	B2	3.4	35
T23	Ash	9	130	2	4	4	0.5	2.5	Semi-mature	Ash dieback beginning.		5-10	C2	1.6	8

43 Stanhope Gardens

Appendix B BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
G24	Privet hedge	1.6	25-75					0	Early mature	Regularly clipped	Remove up to 1m at eastern end to allow construction access.	15-30	C2	0.9	3
T25	Privet	2.5	75	2	0.5	1	1	0	Early mature	Growing in adjacent garden. Low quality.	Cut back to boundary.	10-20	C2	0.9	3

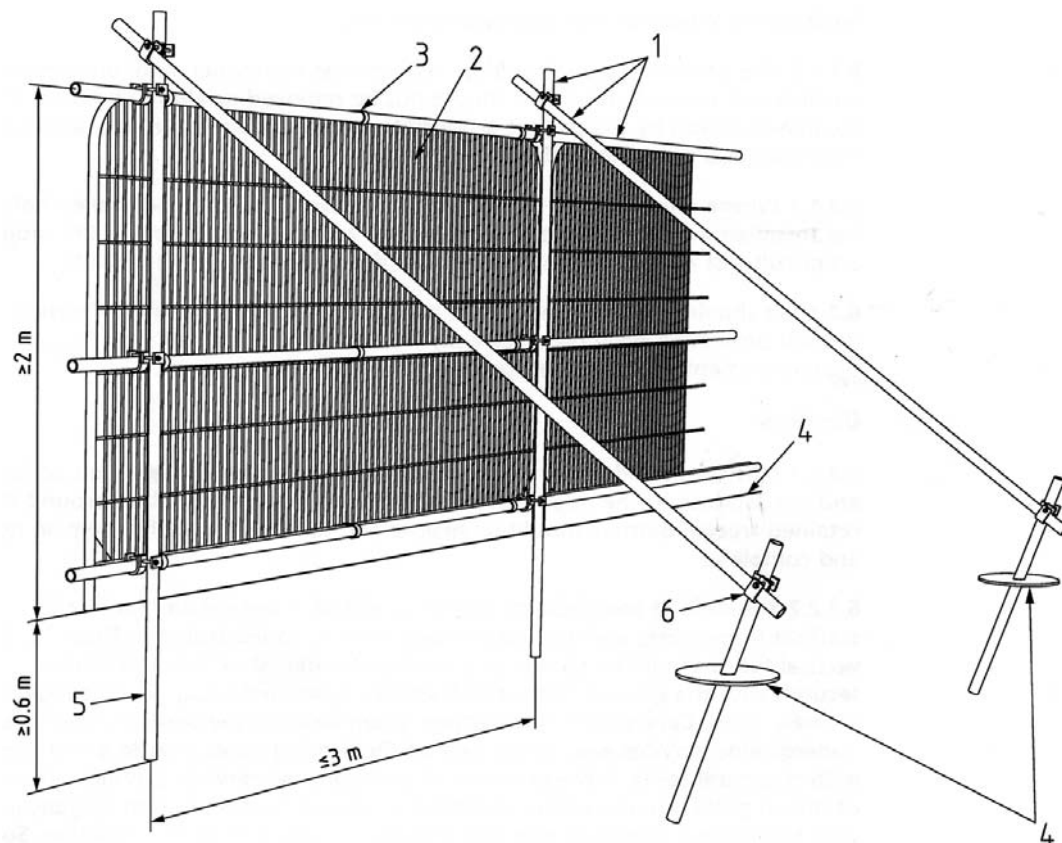
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			Canopy coloured red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Canopy coloured green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Canopy coloured blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Canopy coloured grey

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

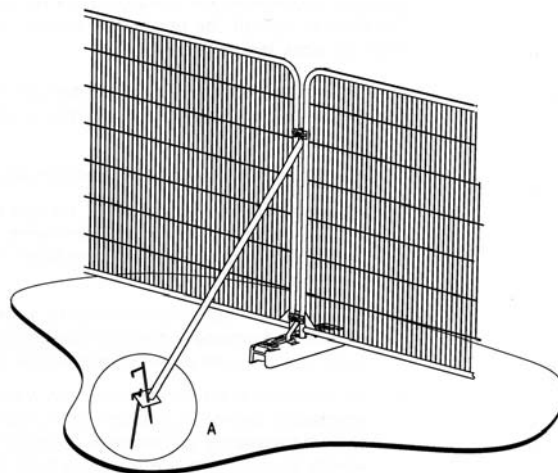
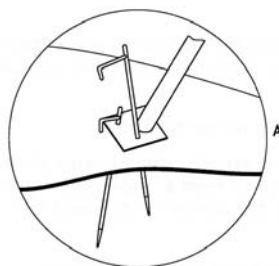
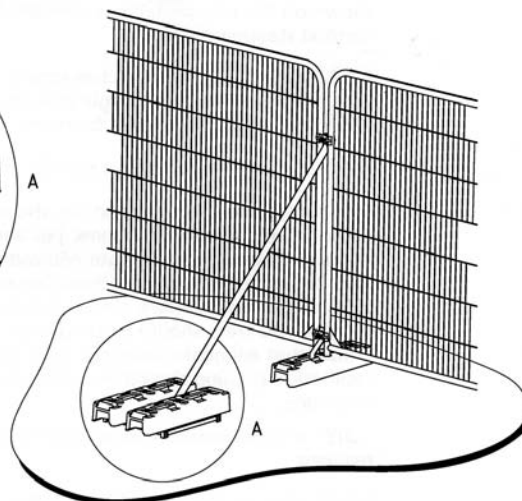
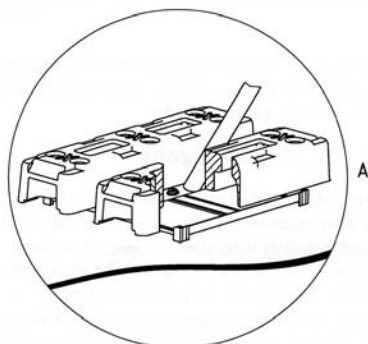
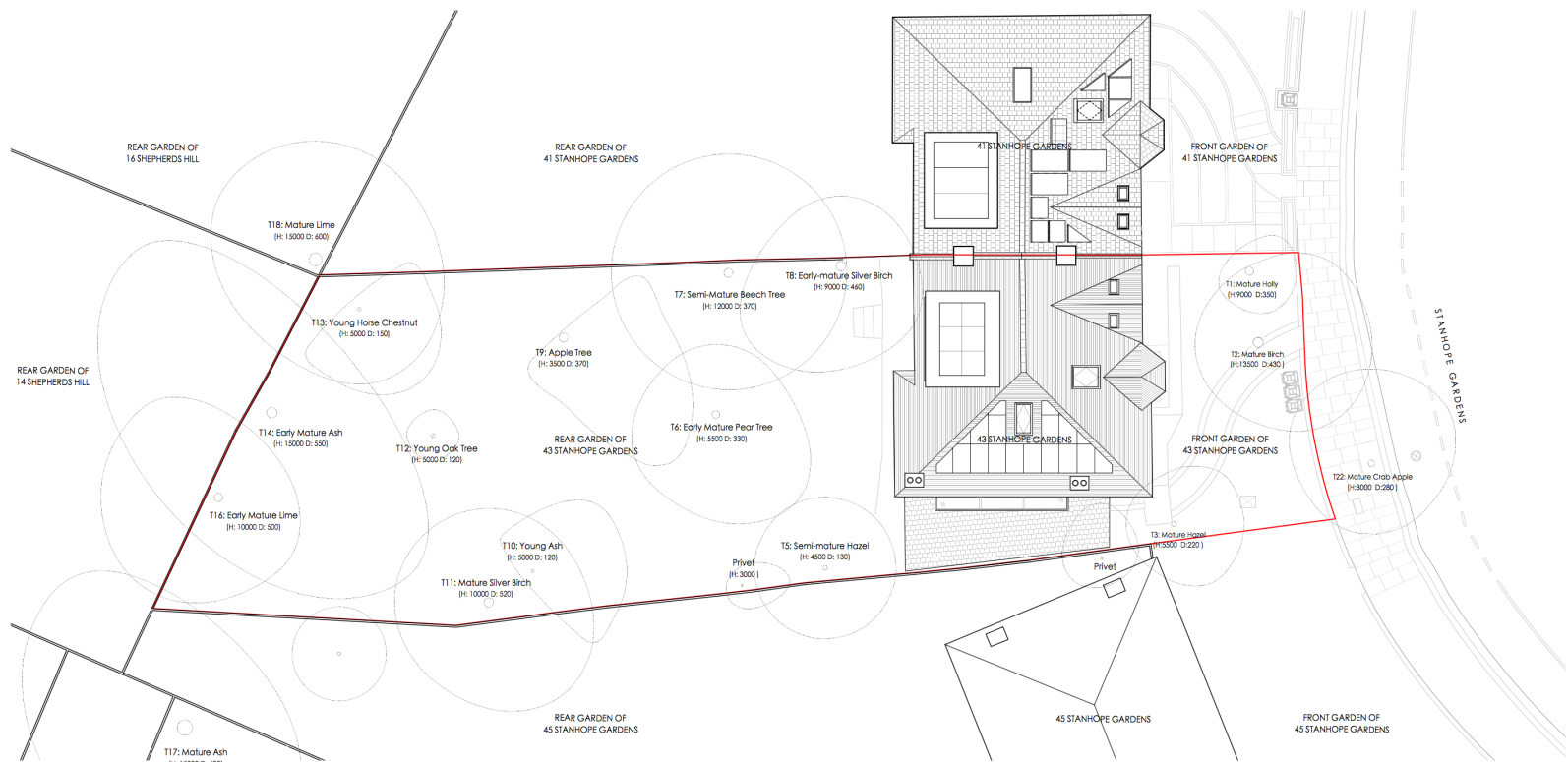


Figure 3b

Stabiliser strut mounted on block tray







revisions

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job title
43 Stanhope Gardens, Highgate, N6 5TT
client
Sophia Marinkov Jones and Gideon Simeloff

drawing title	scale	1:200 at A3
Proposed Block Plan	date	Oct 2022
drawing number	rev	
1423.03.03.Pl02.002	drawn by	AMP
	checked by	AS