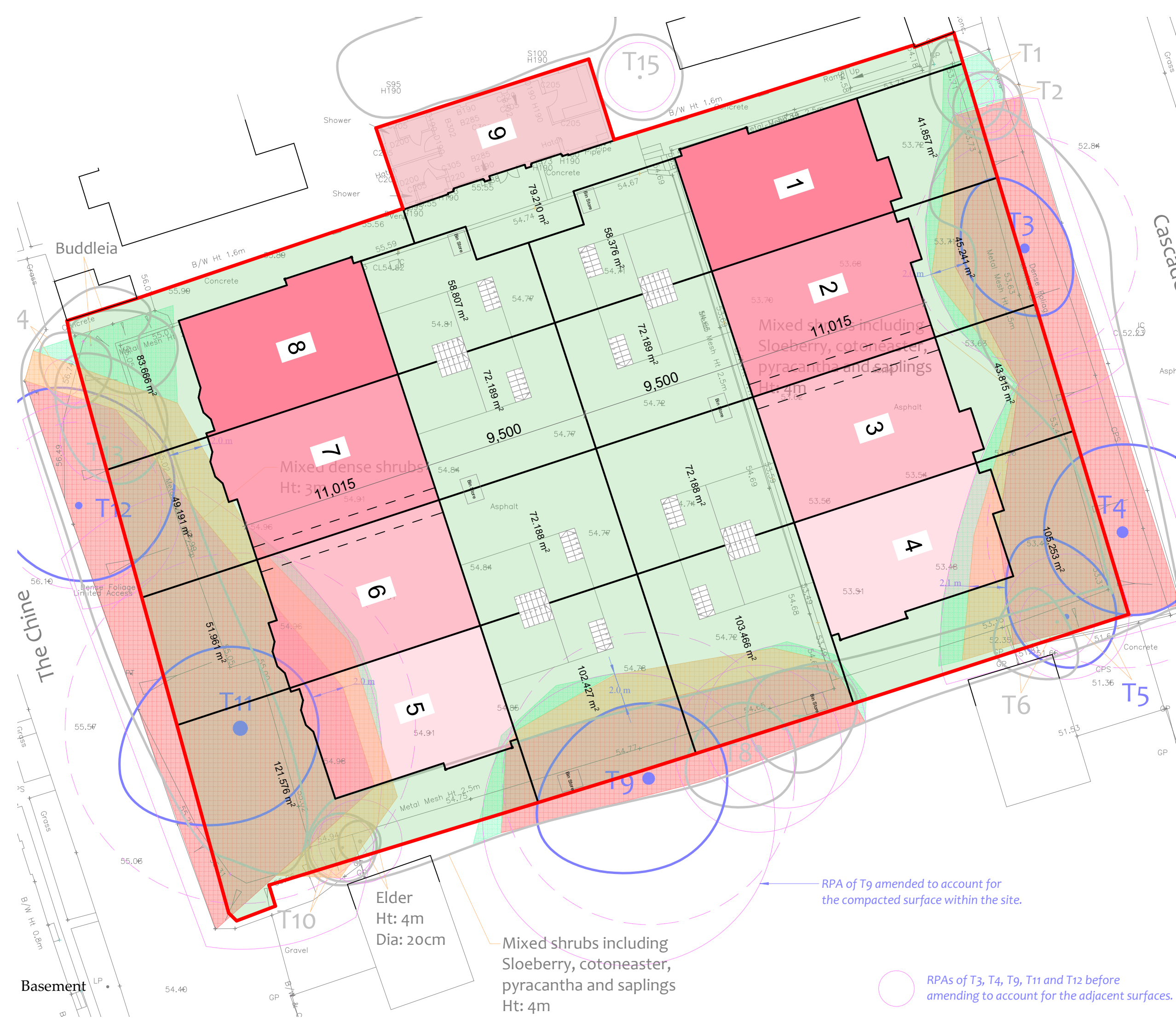




Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

All areas shown are approximate and should be verified before forming the basis of a decision.

Do not scale other than for Planning Application purposes.

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

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Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.

Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Areas shaded in red denote where arboricultural impact is significant. Tree roots are likely to be in abundance in these areas; excavation should be avoided. Significant planning risk; works in these areas are unlikely to be supported by the local authority tree officer. Low impact pedestrian surfacing may be deemed acceptable in these areas so long as excavation is minimal and follows existing site contours.
- Areas shaded in orange denote where trees will be subject to some arboricultural impact. Tree roots are likely to be present in these areas, however if sympathetic foundations are installed (e.g. ground lowering, or shallow raft/beam supported on piles), the impact on roots ought to be tolerated. An encroachment into these areas is still at risk of being unsupported by the tree officer due to potential impact on tree roots and the requirement for canopy pruning.
- Areas shaded in green denote low arboricultural impact due to proximity from canopies and likelihood of low root proliferation.

Rev	Date	Description	Initials
PROJECT		Collins Court Cascade Avenue	
TITLE:		Tree Constraints Overlay	
SCALE:		1:200	
DATE:		January 2023	
DRAWING No:		6299 - PL 06	
DRAWN BY:		SDR	

ADAM ARCHITECTURE

OLD HYDE HOUSE, 75 HYDE STREET
WINCHESTER, HANTS, SO23 7DW, TEL. 01962 843843

WEST WING, SOMERSET HOUSE, STRAND
LONDON, WC2R 1LA, TEL. 020 7841 0140

www.adamarchitecture.com contact@adamarchitecture.com