

NOTES

- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Scale for planning purposes only.
- All dimensions to be checked on site.
- The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
- Details shown on this drawing are devised with reference to BS5837:2012 Trees in relation to design, demolition and construction Recommendations.
- Conservation Area based on North Herts Council Hitchin Conservation Area.
- Topographical survey based on Prospaplans drawing number PP/4134/Hitchin/F1.
- Where trees were not identified on the topographical survey they have been plotted by eye.
- Proposed layout based on New Leaf Studio Landscape Proposals drawing number LSE-2983-03-LA-MCS791-Drg 01 Rev P3.

KEY

- Existing site features
- Proposed structures
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1
- Area of ground protection as detail in Figure 2
- Minimum extent of no-dig construction. Actual deployment may be greater. As detail in Figure 3

KEY TO TREE SCHEDULE

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems - Diameter of each stem. Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth of growth
Abbreviations as suffix to a dimension	Suffix 'e' denotes an estimated dimension. Suffix 'av' denotes an average dimension
Age Class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature Summary of BS 5837: 2012 categorisation: 1. Trees unsuitable for retention: 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 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs) C1, 2 or 3 = trees of low quality (but adequate, ie >10 yrs or young trees - until new planting can be established) Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012 Brief description including physiological and structural defects Works required to be undertaken to the trees to facilitate the construction or remediate a defect encountered during the survey
Category grading and Estimated remaining Contribution (yrs)	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012 Total area of minimum root protection area extrapolated from root protection radius
Estimated remaining contribution	
Condition	
Tree Works	
Root Protection Radius	
Root Protection Area	

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Client
McCarthy Stone

Project
LAND AT OLD CHARLTON ROAD,
HITCHIN

Title
TREE PROTECTION PLAN

Date
MARCH 2025

Scale
1:200@A1

Drawn by
ML

Checked by
JTK

Drawing Number

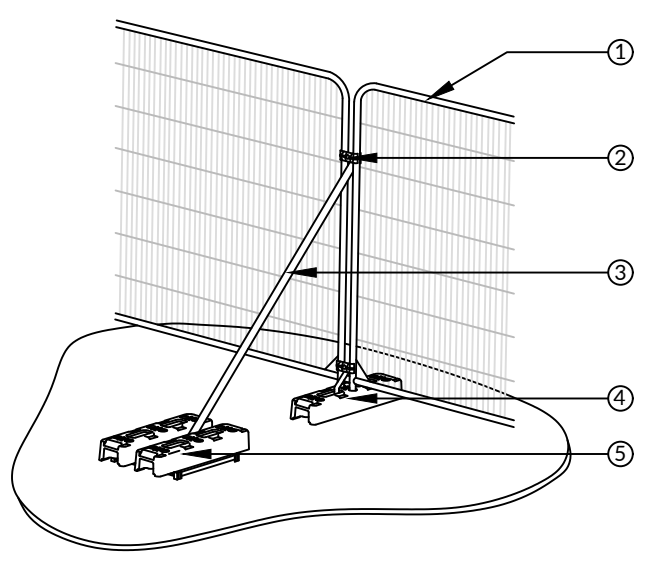
2282-KC-XX-YTREE-TPP01Rev0

NORTH

Schedule of trees at Three Trees, Silverdale, Willow Close and Birchwood, Old Charlton Road, Hitchin

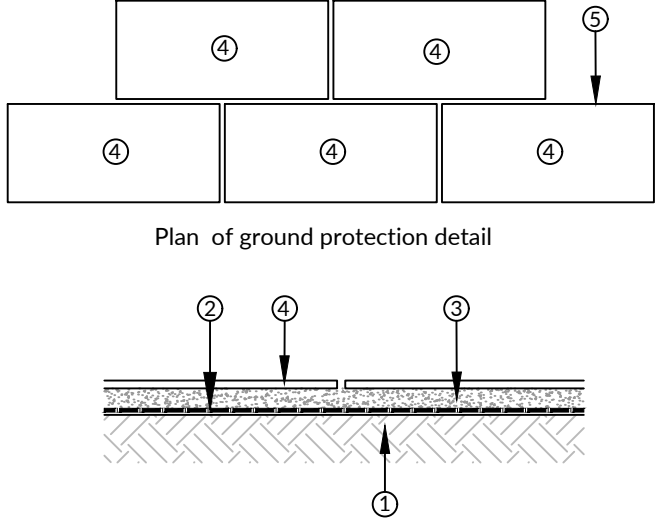
Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m		
			N	E	S	W	Single Stem	2-5 stems					More than 5 stems											
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5											Mean dia	No. stems
1	Leyland cypress hedgerow	2av					1av		10av						0	-	S	C1	>10	Small section of well maintained hedgerow around garden.	Remove.	1.20	5	
2	Lawson cypress	9	2	2	2	2		21	22						2	2N	S	C1	>10	Small twin-stemmed tree growing towards boundary.	Remove.	3.65	42	
3	Myrobalan	5	2	2	2	2	15e								2	2N	S	C1	>10	Small tree growing in adjoining garden.		1.80	10	
4	Weeping birch	4	3	3	2	2	20e								2	2W	S	C2	>10	Small tree growing in adjoining garden.		2.40	18	
5	Japanese maple	3	1	1	1	1											Y	C1	>10	Small ornamental tree growing in lawn.	Remove.	1.99	12	
6	Cherry	5	3	3	2	3		16	6	9	8				1	1N	Y	C1	>10	Small ornamental tree growing in garden.	Remove.	2.51	20	
7	Crab apple	4	3	2	2	2		8	9						1	1N	Y	C1	>10	Small tree growing in flowerbed.	Remove.	1.44	7	
8	Row of Leyland cypress	13av				6av		30av							2	2E	E	C2	>10	Row of outgrown cypresses close to boundary.	Cut back eastern face by circa 3m.	3.60	41	
9	Apple	6	3	4	4	3		20	20	20	15				1	1NE	E	C1	>10	Established fruit tree growing in corner of garden. Suppressed by adjoining cypresses.	Remove.	4.53	64	
10	Laburnum	6	2	2	3	2		18	9						1.5	1.5S	Y	C2	>10	Forms part of a collection of small trees dividing garden.	Remove.	2.41	18	
11	Lawson cypress	4	1	1	1.5	1	12								1	2W	S	C1	>10	Forms part of a collection of small trees dividing garden.	Remove.	1.44	7	
12	Laburnum	6	3	2	2	1	13								3	3N	S	C1	>10	Forms part of a collection of small trees dividing garden.	Remove.	1.56	8	
13	Holly	5	2	3	3	2		13	19						2	2S	S	C2	>10	Forms part of a collection of small trees dividing garden.	Remove.	2.76	24	
14	Laburnum	5	3	3	1	3	23								2	2W	S	C2	>10	Forms part of a collection of small trees dividing garden.	Remove.	2.76	24	
15	Western red cedar	7	3	2	1	1	25								1.2	1.2E	S	C2	>10	Forms part of a collection of small trees dividing garden.	Remove.	3.00	28	
16	Lawson cypress	7	1	1	2	2		16	17	15	10	8			1	1N	S	C2	>10	Forms part of a collection of small trees dividing garden.	Remove.	3.67	42	
17	Western red cedar	7	2	2	0	4	22								2	2NE	S	C2	>10	Forms part of a collection of small trees dividing garden.	Remove.	2.64	22	
18	Yew	4	0	0	1	2		10	6						1	1S	S	C2	>10	Suppressed by adjoining trees in group.	Remove.	1.40	6	
19	Western red cedar	13	3	3	3	4	44								3	5N	S	C2	>10	Larger component of group but of poor shape and form.	Remove.	5.28	88	
20	Yew	3	2	0	1	3	10								2	2W	S	C2	>10	Suppressed by adjoining larger trees.	Remove.	1.20	5	
21	Row of Leyland cypress	7av				2av		15av							0	-	S	C2	>10	Short row of cypresses that may have been intended as a hedge. Now outgrown. Dominated by adjoining trees.	Remove.	1.80	10	
22	Group of hazel	7av				3av		15av							0	-	S	C2	>10	Group of hazel coppice stools. (stem diameter is aggregated value of all stems)	Crown lift to 3m above ground level.	1.80	10	
23	Row of Norway maple	15av				8av		45av							2	2N	E	B2	>20	Established line of trees growing alongside Park Way. Provide a foil between the site and road. Some trees in poor condition.	Cut back to boundary.	5.40	92	
24	Leyland cypress	13	5	1	1	3	34								2	2N	S	C2	>10	Stands close to boundary of garden. Of poor shape and form having outgrown.		4.08	52	
25	Leyland cypress	15	5	5	5	1	47								2	2SE	S	C2	>10	Stands close to boundary of garden. Of poor shape and form having outgrown.	Crown lift to 3m above proposed parking bays.	5.64	100	
26	Group of yew	6av				2av		15av							0	-	S	C2	>10	Collection of small trees dividing garden. No tree of any particular merit.	Remove.	1.80	10	
27	Laburnum	3	1	1	1	1	11								2	2N	Y	C1	>10	Small tree growing in shrub border.	Remove.	1.32	5	
28	Sycamore	14	7	7	7	7								25	9	2	2S	E	B1	>20	Established multi-stemmed tree growing at end of Old Charlton Road. All stems smothered in ivy.	Cut back to boundary.	9.00	255
29	Group of mixed broadleaves	10av				4av		15av							0	-	S	C2	>10	Collection of small trees between site and Park Way. Species include ash and hazel. Ash showing early signs of Ash Dieback.	Remove.	1.80	10	
30	Blue atlas cedar	6	1	1	1	1	13								0	-	Y	C1	>10	Small tree growing close to dwelling.	Remove.	1.56	8	
31	Norway maple	5	1	2	1	1	15e								2	2E	S	C1	>10	Small tree growing in adjoining garden.		1.80	10	

Figure 1: Example of a protective barrier



- Steel mesh panel
- Connectors fitted to secure panels
- Diagonal strut
- Block feet to avoid driven scaffold poles
- Block tray weighted with blocks

Figure 2: Typical ground protection detail



Section of ground protection detail

- Existing ground
- Geotextile membrane eg. Terram 1000 or similar
- Compression-resistant layer (e.g. 100mm depth of woodchip)
- Robust sheets (timber, steel, recycled plastic) overlying Terram 1000 or similar
- Where wider than one sheet stagger joints

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