

SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Preliminary Arboricultural
Method Statement

At:-

Bartley Wood Business Park
Hook
Hampshire

On behalf of:-

XLB Property
c/o Barton Willmore
7 Soho Square
London
W1D 3QB

Prepared by:

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Survey Date: 29th January 2021
Report Date: 25th June 2021
Project no: 1663

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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Barton Willmore, on behalf of XLB Property to specify tree protection measures and assess the arboricultural impact of the proposed redevelopment of part of the Bartley Wood Business Park.
- 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 Preliminary 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 Arboricultural Method Statement is only preliminary at this stage. Once planning permission has been granted, a detailed Arboricultural Method Statement will be prepared before work on site starts to include details of drainage, services and contractors facilities.
- 1.4** 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.
- 1.5** 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.

1.6 Documentation supplied:

- Topographical Survey
- SJ Stephens Associates, Tree Constraints Plan, drawing no: 1663-01
- PRC, Proposed Site Plan: drawing no 11248-PL-102 revB

2 SURVEY DETAILS AND SCOPE

- 2.1** The site survey included trees and shrubs within and immediately adjacent to the red line boundary, 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 not in leaf. There were no limitations to access around the trees within the site. Any trees surveyed outside the site were assessed from inside the site.
- 2.5** The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6** 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 There are Tree Preservation Orders, dating from 1984 and from 1991, protecting sections of the site. These are highlighted on the Tree Protection Plan.
- 4.2 The possible presence of Planning Conditions currently attached to the site, was not checked.
- 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 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the redevelopment of part of the Bartley Wood Business Park. The proposed site plan is included as Appendix E and also on the Tree Protection Plan attached as Appendix A.
- 5.1.2 The site is bordered to the south and west by woodland and belts of trees. Within the site, trees are mainly the result of planting carried out when the site was originally developed. However, there is a belt of older trees including oak, field maple and ash alongside the stream running north-south through the site. These trees are protected by a Tree Preservation Order.

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 59 trees and 9 tree groups 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 hatched/shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.
- 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.
- 5.4.4 After erection of Tree Protection Fencing and installation of ground protection, 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 A TREE PRESERVATION ORDER

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 The Ground Protection Areas, which are hatched cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which will remain as hard standing within the future development. No excavation must be permitted beneath the base course within these areas.
- 5.5.2 The Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain hard areas which are to be converted to soft landscape. This must only be undertaken at the end of the main construction period. An excavator must only be used for the removal of existing hard surfacing within Root Protection Areas, if it can work only from areas of hard standing, or from outside the Root Protection Areas. A banksman must be present during this operation and excavation must go no deeper than the existing base course and must cease immediately if roots are found. Once hard surfacing has been removed, the area must immediately be topsoiled using good quality topsoil supplied to BS3882:2015.

5.6 General measures

- 5.6.1 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.
- 5.6.2 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.
- 5.6.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.6.4 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.
- 5.6.5 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.
- 5.6.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.7 Bat roosts

- 5.7.1 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.

5.8 Birds

- 5.8.1 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.

5.9 Arboricultural Supervision

- 5.9.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:
- to prepare a detailed Arboricultural Method Statement, to include details of drainage, services, contractors facilities and a cross section through the No-Dig areas showing existing and proposed levels. The Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.
 - to inspect Tree Protection Fencing and ground protection, 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 U – unsuitable for retention: 10 trees.
- Category C – low quality: 15 trees and two groups (G44 and part of G110).
- Category B/C – between categories B and C: 12 trees and six groups (G70, G71, G93, G95, G123 and part of G129).
- Category B – moderate quality: 17 trees and one group
 - T4, T39 and T64 – fastigate oak up to 12.5m in height
 - T86, T87, T124, T126 and T127 –hornbeam, up to 10m in height
 - T18 -T21 and T67- five Norway maple up to 10m in height
 - T40 – a 4m, multi-stem yew
 - T82 – a 7.5m birch
 - G85 – 8no fastigate beech, up to 11m in height.
 - T142 and T13 –ash, up to 12m in height
 - T128 – a 5m whitebeam
 - T133 – a 9.5m field maple
- Category A – good quality: 5 trees
 - T12 – a 14.5m oak
 - T37, T38, T138 and T139 – London plane, up to 11.5m in height

6.2 Although a considerable number of trees are proposed for removal, these are all trees planted as part of the original landscaping of the site which have fulfilled their purpose and will now be replaced with new tree planting around a new development.

6.3 Protection measures have been specified to protect the Root Protection Area of all retained trees.

6.4 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing trees is considered acceptable. Arboricultural supervision has been included to assist with tree protection measures and a landscape plan, including new tree planting can be conditioned.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *Mattheck & Breloer (1994). HMSO London. Research for Amenity Trees No4: The Body Language of Trees.*

Rose Cottage
TPO G6 1991
1 Ash
1 Oak
1 Walnut

TPO G2 1984
Includes oak, ash,
field maple, willow
and hazel

Barriers
on north side

GRIFFIN WAY SOUTH

BARTLEY WAY

Holt Farm Cottage

TPO A1 1991
Area protection
-all trees there
in 1991

Existing kerb
line maintained

Existing
kerb line

Existing kerb
line maintained

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 -hard areas for conversion to soft
- Ground Protection Area -hard areas
- Tree Preservation Orders

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JOB TITLE
BARTLEY WOOD BUSINESS PARK
HOOK

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
1663-02.1	A

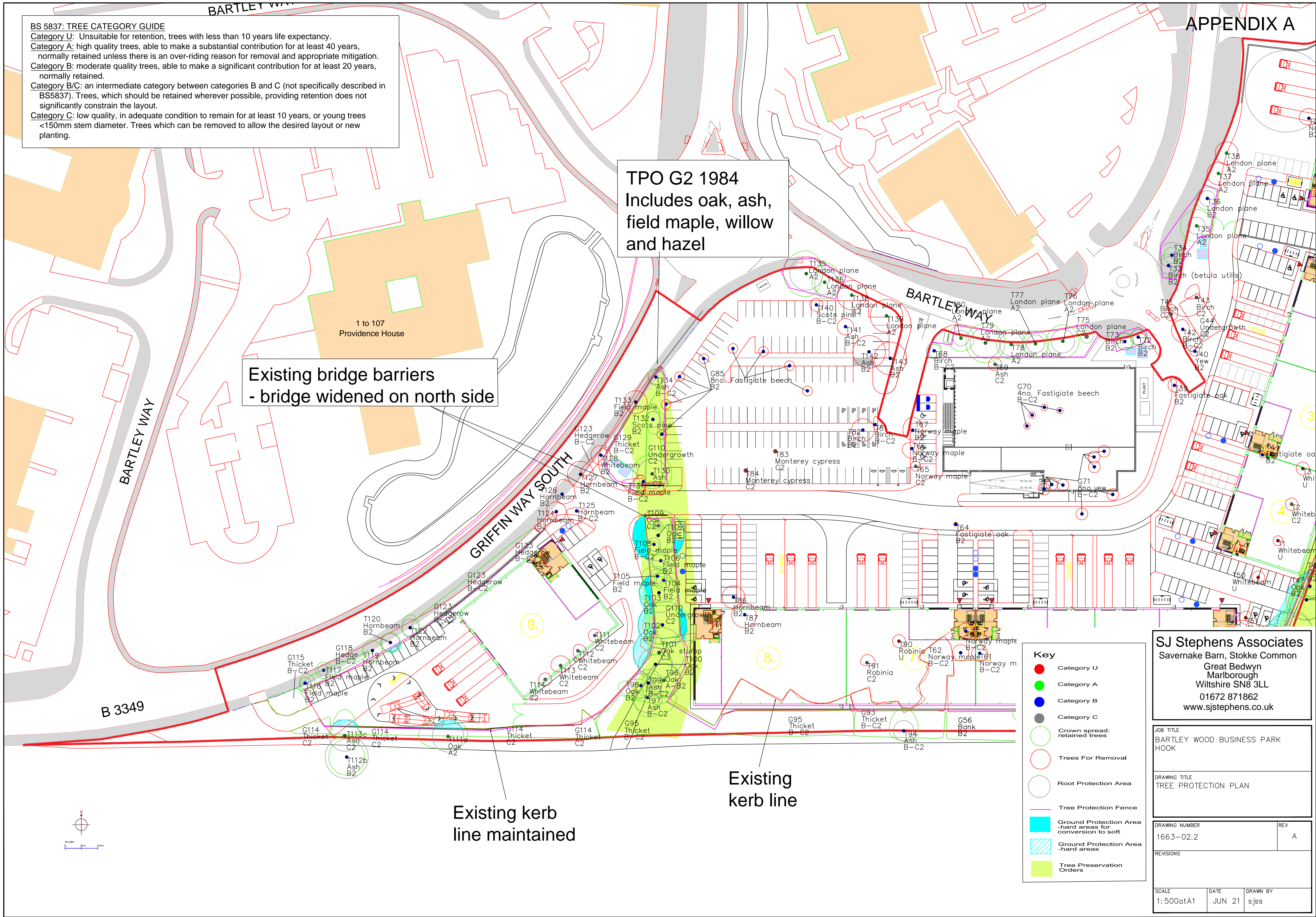
REVISIONS

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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.

TPO G2 1984
Includes oak, ash, field maple, willow and hazel

Existing bridge barriers
- bridge widened on north side



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JOB TITLE
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DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
1663-02.2	A

REVISIONS

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Bartley Wood Business Park
**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	Whitebeam	2.5	140	1.5	1.5	1.5	1.5		Early mature	Top broken out.	Remove to facilitate development	<10	U	1.7	9
T2	Whitebeam	3.5	160	2	2	2	2	1.5	Early mature	Top broken out. Declining vigour.	Remove to facilitate development	5-15	C2	1.9	12
T3	Whitebeam	3	170	2	2	2	2	1.7		Top dead and broken.	Remove to facilitate development	<10	U	2.0	13
T4	Fastigate oak	12.5	220	1	1	1	1	0. 1	Early mature	Reasonable vigour, despite limited rooting area.	Remove to facilitate development	20-40	B2	2.6	22
T5	Oak	16	est 520	6	7	10	6.5	4	Mature	Growing in adjacent woodland approximately 2m from boundary fence. Branches to north trimmed in the past. Good vigour.	Minor crown pruning to provide 1.5m clearance to building.	>40	A2	6.2	122
T6	Hornbeam	10.5	240	4.5	2	2	4	2	Semi- mature	Showing good vigour. Twin leaders from 2m. Included bark.	Minor crown pruning to provide 1.5m clearance to building, if required.	20-40	B2	2.9	26
T7	Hornbeam	10.5	180	4	3	4	3	1.7	Semi- mature	Good vigour.	Minor crown pruning to provide 1.5m clearance to building, if required.	20-40	B2	2.2	15
T8	Wild cherry	13	230	5	3	3	4	2.5	Early mature	Twin leaders. Good potential.	Minor crown pruning to provide 1.5m clearance to building, if required.	20-40	B2	2.8	24
T10	Norway maple	6	140	2	2	2	2	1.6	Early mature	Dead top.	Remove to facilitate development	<10	U	1.7	9
T11	Norway maple	6.5	150	2.5	2.5	2.5	2.5	1.6	Early mature	Moderate vigour- limited rooting area.	Remove to facilitate development	15-30	B-C2	1.8	10
T12	Oak	14.5	320	7	4	4	8	1.8	Early mature	Good vigour.	Remove to facilitate development	>40	A2	3.8	46
T13	Norway maple	5.5	140	1.5	1.5	1.5	1.5	1.7	Semi- mature	Reduced vigour through inadequate rooting area.	Remove to facilitate development	5-15	C2	1.7	9
T14	Norway maple	5.5	100	1.5	1.5	1.5	1.5	1.7	Semi- mature	Dead top.	Remove to facilitate development	<10	U	1.2	5
T15	Norway maple	6.5	160	1.5	1.5	1.5	1.5	1.7	Semi- mature	Reduced vigour, but could be retain if rooting area improved.	Remove to facilitate development	15-30	B-C2	1.9	12
T16	Oak	12	240	5	3	5	4	1.8	Semi- mature	Good potential.	Minor crown pruning to provide 1.5m clearance to building.	>40	A2	2.9	26
T17	Norway maple	6	120	1.5	1.5	1.5	1.5	1.8	Semi- mature	Low vigour.	Remove to facilitate development	5-15	C2	1.4	7

Bartley Wood Business Park
**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								
T18	Norway maple	7.5	180	2	2	2	2	2	Semi- mature	Only moderate vigour.	Remove to facilitate development	20-40	B2	2.2	15
T19	Norway maple	10	210	2.5	2.5	2.5	2.5	1.8	Early mature	Reasonable vigour.	Remove to facilitate development	20-40	B2	2.5	20
T20	Norway maple	9.5	240	3.5	3.5	3.5	3.5	1.8	Early mature	Reasonable vigour.	Remove to facilitate development	20-40	B2	2.9	26
T21	Norway maple	9.5	220	3	2	3	3	1.8	Early mature	Reasonable vigour.	Remove to facilitate development	20-40	B2	2.6	22
T24	Norway maple	3.5	70	1	1	1	1	1.6	Semi- mature	Low vigour.	Remove to facilitate development	5-15	C2	0.8	2
T25	Norway maple	3.5	90	1.5	1.5	1.5	1.5	1.6	Semi- mature	Dead leader.		5-15	C2	1.1	4
T26	Norway maple	5	110	1.5	1.5	1.5	1.5	1.6	Semi- mature	Only moderate vigour.		15-30	B-C2	1.3	5
T27	Norway maple	5	90	2	1	1	1.5	1.7	Semi- mature	Twin leaders.		10-20	C2	1.1	4
T28	Oak	9.5	190	5	4	3	6	1.6	Early mature	Good vigour.		>40	A2	2.3	16
T29	Oak	10.5	200	5	4	3	7	1.6	Early mature	Good vigour.	Minor crown pruning to provide 1.5m clearance to building, if required.	>40	A2	2.4	18
T30	Dead tree	9	500	2	4	0	6.5	1.8	Early mature	Dead.	Remove	<10	U	6.0	113
G31	Tree belt	6-11	50-180					0.5	Early mature	Dense tree screen, including field maple, ash, hazel. Providing good screening.	Prune back to allow construction access, as required	15-30	B-C2	2.2	15
T32	Oak	9	210	5	3	1.5	5	1.7	Early mature	Good potential.	Minor crown pruning to provide 1.5m clearance to building.	>40	A-B2	2.5	20
T33	Birch (betula utilis)	6.5	220	3.5	3.5	3.5	3.5	1	Early mature	Four stems from base- average 110mm. Attractive tree.		20-40	B2	2.6	22
T34	Birch	12	320	2.5	2.5	2.5	2.5	1.6	Early mature	Twin stems from base- 180,260mm. Attractive tree.		20-40	B2	3.8	46
T35	London plane	11.5	est 220	5	5	5	5	1.7	Early mature	Good form and vigour.		>40	A2	2.6	22
T36	London plane	11.5	est 200	3.5	3.5	3.5	3.5	1.7	Early mature	Open crown structure.		20-40	B2	2.4	18

Bartley Wood Business Park
**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								
T37	London plane	11.5	est 200	3.5	3.5	3.5	3.5	1.7	Early mature	Good form and vigour.	Remove to facilitate development	>40	A2	2.4	18
T38	London plane	11.5	est 220	3.5	3.5	3.5	3.5	1.7	Early mature	Good form and structure.	Remove to facilitate development	>40	A2	2.6	22
T39	Fastigate oak	12	200	2	2	2	2	0	Early mature	Good vigour, despite limited rooting area.	Remove to facilitate development	20-40	B2	2.4	18
T40	Yew	4	160	1.5	1.5	1.5	1.5	0.5	Semi- mature	Approximately 10 stems -average 50mm. Limited roof volume.	Remove to facilitate development	20-40	B2	1.9	12
T41	Birch	6.5	130	3	2	2	2	1.5	Semi- mature	Twin stems - both 90mm- one dying back.	Remove to facilitate development	10-20	C2	1.6	8
T42	Birch	8	240	3	4	2	3.5	1.6	Early mature	Three stems from base- 130,130,160mm. Moderate vigour.	Remove to facilitate development	15-30	B-C2	2.9	26
T43	Birch	13	220	4	0.5	1	3.5	1.8	Early mature	Leaning to north. Growing only 1m from building.	Remove to allow new landscaping	10-20	C2	2.6	22
G44	Undergrowth	1.5-7	25-200					0.5	Early mature	Dense undergrowth including amelanchier, holly, laurel, field maple, willow and damson.	Remove to facilitate development	10-20	C2	2.4	18
T45	Oak	16	est 500	8	8	8	8	4	Early mature	Deadwood, but a good quality tree.	Minor crown pruning to provide 1.5m clearance to building.	>40	A2	6.0	113
T46	Oak	11	est 400	6	5	5	5.5	4	Early mature	Poor form. Deadwood.	Minor crown pruning to provide 1.5m clearance to building.	15-30	B2	4.8	72
T47	Oak	11	est 350	3	3	4	4	2.5	Early mature	Reduced vigour.	Minor crown pruning to provide 1.5m clearance to building, if required.	15-30	B2	4.2	55
T48	Oak	13	est 520	3.5	6	5.5	5.5	4	Early mature	Major deadwood.	Minor crown pruning to provide 1.5m clearance to building, if required.	15-30	B2	6.2	122
T49	Oak	16	est 600	8	9.5	7	5.5	2	Early mature	Branches to west cut back in past. Major deadwood, but reasonable vigour.		20-40	B2	7.2	163
T50	Whitebeam	4	120	2	2	2	2	1.7	Early mature	Dead top.	Remove to facilitate development	<10	U	1.4	7
T51	Whitebeam	3.5	180	2	2	2	2	1.7	Early mature	Dead top.	Remove to facilitate development	<10	U	2.2	15
T52	Whitebeam	3	160	1.5	1.5	1.5	1.5	1.7	Early mature	Dead top.	Remove to facilitate development	<10	U	1.9	12
T53	Oak	6.5	100	2	2	1	3	1.7	Young	Reasonable potential.		>40	C2	1.2	5

Bartley Wood Business Park
**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								
T54	Whitebeam	3.5	110	1	1	1	1	1.7	Early mature	Almost dead.	Remove to facilitate development	>10	U	1.3	5
T55	Oak	12	160	2	1.5	3	2	4	Semi- mature	Slight lean to north.	Minor crown pruning to provide 1.5m clearance to building.	>40	B2	1.9	12
G56	Bank	3-10	75-180					0.5	Early mature	1m bank alongside car park, with closely spaced trees including hazel, willow and field maple.		15-30	B2	2.2	15
T59	Oak	11	190	2.5	2	4	4	1.7	Semi- mature	Good potential.	Minor crown pruning to provide 1.5m clearance to building.	>40	A-B2	2.3	16
T61	Norway maple	4.5	100	2.5	2.5	2.5	2.5	1.7	Semi- mature	Moderate vigour.	Remove to facilitate development	15-30	B-C2	1.2	5
T62	Norway maple	6	140	2.5	2.5	2.5	2.5	1.7	Semi- mature	Moderate vigour.	Remove to facilitate development	20-40	B-C2	1.7	9
T63	Norway maple	8	130	2.5	2.5	2.5	2.5	1.7	Semi- mature	Moderate vigour.	Remove to facilitate development	20-40	B-C2	1.6	8
T64	Fastigate oak	11	220	0.6	0.6	0.6	0.6	1	Early mature	Good form for species.	Remove to facilitate development	20-40	B2	2.6	22
T65	Norway maple	7	130	1.5	1.5	1.5	1.5	1.7	Early mature	Top dying back.	Remove to facilitate development	5-15	C2	1.6	8
T66	Norway maple	8	200	2	3	2	3	1.7	Early mature	Dieback to north.	Remove to facilitate development	15-30	B-C2	2.4	18
T67	Norway maple	8.5	240	4	3	3	3	1.7	Early mature	Reasonable form and vigour.	Remove to facilitate development	20-40	B2	2.9	26
T68	Birch	9.5	200	2	2	2	2	1.2	Early mature	Twin stems from base- both 140mm.		15-30	B-C2	2.4	18
T69	Ash	6	90	2	2	2	2	1.6	Young	Twin leaders.	Remove to facilitate development	10-20	C2	1.1	4
G70	4no. Fastigate beech	7-9	130-150	1	1	1	1	0	Early mature	Showing reasonable vigour despite limited rooting.	Remove to facilitate development	15-30	B-C2	1.8	10
G71	8no.yew	5	150-200					0.2	Semi- mature	Growing in raised beds- showing reasonable vigour, despite limited rooting potential.	Remove to facilitate development	15-30	B-C2	2.4	18
T72	Birch (betula utilis)	5	190	2.5	2.5	2.5	2.5	1.5	Early mature	Three main stems from base- average 110mm. Attractive.		15-30	B2	2.3	16
T73	Birch (betula utilis)	5	220	2.5	2.5	2.5	2.5	1.5	Early mature	Five main stems from base- average 100mm. Attractive tree.		15-30	B2	2.6	22
T75	London plane	3.5	50	2	2	2	2	1.6	Young	Good potential.		>40	C2	0.6	1

Bartley Wood Business Park
**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								
T76	London plane	13.5	300	5	5	5	5	1.6	Early mature	Good form and structure.		>40	A2	3.6	41
T77	London plane	13.5	230	4	4	4	4	1.6	Early mature	Good form and structure.		>40	A2	2.8	24
T78	London plane	13.5	300	4.5	4.5	4.5	4.5	1.6	Early mature	Good form and structure.		>40	A2	3.6	41
T79	London plane	13.5	390	6	6	6	6	1.6	Early mature	Good form and structure.		>40	A2	4.7	69
T80	London plane	13.5	200	4	4	4	4	1.6	Early mature	More open crown structure.		>40	A2	2.4	18
T81	Birch (betula utilis)	5	110	2.5	1.5	2	0.5	1.6	Semi- mature	Twin stems- both 75mm.	Remove to facilitate development	15-30	B-C2	1.3	5
T82	Birch (betula utilis)	7.5	190	3.5	3.5	3.5	3.5	1.6	Early mature	Twin stems from base-130,140mm. Attractive tree.	Remove to facilitate development	15-30	B2	2.3	16
T83	Monterey cypress	6.5	170	0.6	0.6	0.6	0.6	0.2	Early mature	Branches beginning to splay.	Remove to facilitate development	10-20	C2	2.0	13
T84	Monterey cypress	6.5	170	0.6	0.6	0.6	0.6	0.2	Early mature	Branches beginning to splay.	Remove to facilitate development	10-20	C2	2.0	13
G85	8no. Fastigate beech	8.5-11	160-230	1.5	1.5	1.5	1.5	0.5	Semi- mature	All showing reasonable vigour., creating an effective landscape feature.	Remove to facilitate development	20-40	B2	2.8	24
T86	Hornbeam	7.5	290	3.5	3.5	3.5	3.5	0.5	Semi- mature	Approximately 6 stems from base- average 120mm.	Remove to facilitate development	20-40	B2	3.5	38
T87	Hornbeam	7.5	220	3.5	4	3.5	4	0.5	Semi- mature		Remove to facilitate development	20-40	B2	2.6	22
T90	Robinia	3	200	2	2	2	2	1.5	Early mature	Mop head variety- dying back.	Remove to facilitate development	<10	U	2.4	18
T91	Robinia	3.5	210	2.5	1	2.5	2	1.5	Early mature	Mop head variety- dying back.	Remove to facilitate development	5-15	C2	2.5	20
G93	Thicket	4-7	75-125					0.5	Early mature	Thicket, including mostly hazel, with some field maple, privet, holly and ash.	Remove sections, as necessary, to facilitate development	15-30	B-C2	1.5	7
T94	Ash	13.5	260	7	3	4.5	4.5	4	Early mature	Growing 1m outside boundary. Bifurcates at 1.6m.		15-30	B-C2	3.1	31
G95	Thicket	3-10	75-180					0.5	Early mature	Closely spaced trees including hazel, willow and field maple.	Remove sections, as necessary, to facilitate development	15-30	B-C2	0.2	0
T96	Oak	13.5	440	5	5	5	5	3	Early mature	Moderate vigour.		>40	A-B2	5.3	88

Bartley Wood Business Park
**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								
T97	Ash	15	380	2	6	9	4	6	Early mature	Twin stems - 240,290mm. Growing on edge of ditch and leaning to east.		15-30	B-C2	4.6	65
T98	Oak	13.5	310	2	4	2	7	2	Early mature	Asymmetric canopy.		20-40	B2	3.7	43
T99	Ash	16.5	350	3	5	4	2	9	Early mature	Dieback beginning.		15-30	B-C2	4.2	55
T100	Oak	10.5	430	3	5	5	4	1.5	Early mature	Low vigour, with major deadwood .		15-30	B2	5.2	84
T101	Oak stump	3	650	0.5	0.5	0.5	0.5	0.5	Dead		Retain for deadwood habitat.	10-20	C3	7.8	191
T102	Oak	12	610	6	6	6	6	1.5	Mature	Extensive canopy dieback, but lower growth showing better vigour.	Remove major deadwood where risk of causing damage.	15-30	B2	7.3	168
T103	Oak	11	500	5	3	6	6	1.5	Mature	Reduced vigour. Canopy reduced in past.		20-40	B2	6.0	113
T104	Field maple	9	190	3	3	4.5	3	1	Early mature	Growing on edge of ditch- showing reasonable vigour.		>40	B2	2.3	16
T105	Field maple	8	190	3	3	3	5	1	Early mature	Reasonable vigour.		20-40	B2	2.3	16
T106	Field maple	9	210	2	3	2	3	1	Early mature	Twin stems from base- both approximately 150mm. Reasonable vigour.		20-40	B2	2.5	20
T107	Oak	10	650	3	5	3.5	5	1	Mature	Previously reduced. Only moderate vigour.		20-40	B2	7.8	191
T108	Field maple	8	170	1	3.5	1.5	2	1.3	Early mature			15-30	B-C2	2.0	13
T109	Oak	6	80	1.5	1.5	1.5	1.5	1.3	Young	Good potential.		>40	C2	1.0	3
G110	Undergrowth	2-8	25-150					0.3	Early mature	Dense undergrowth alongside stream including willow, thorn, ash and privet.	Remove southern end for new bridge	10-20	C2	1.8	10
T111	Whitebeam	4	130	2	2	2	2	1.9	Early mature	Dieback beginning.	Remove to facilitate development	10-20	C2	1.6	8
T112	Whitebeam	4.5	130	2	2.5	2.5	1.5	1.9	Early mature	Only moderate vigour.	Remove to facilitate development	10-20	C2	1.6	8
T113	Whitebeam	4	150	3	2	3	3	1.6	Early mature	Central stem dead.	Remove to facilitate development	5-15	C2	1.8	10
T114	Whitebeam	4	120	2	2	2	2	1.6	Early mature	Moderate vigour.	Remove to facilitate development	10-20	C2	1.4	7
T111a	Oak	19	est 400	6	4	6	9	1.8	Early mature	Growing in adjacent site.		>40	A2	4.8	72
T112b	Ash	19	est 550	5.5	5.5	5.5	5.5	7	Mature	Growing in adjacent site- base not inspected.		20-40	B2	6.6	137

Bartley Wood Business Park
**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								
T113c	Ash	10	400	8	0	4	4	3	Mature	Growing in adjacent site but leaning over fence. Three stems from 1.8m.		10-20	C2	4.8	72
G114	Thicket	2-8	75-125					0.3	Early mature	Mostly hazel, willow and field maple growing on 1m bank adjacent to car park.		10-20	C2	1.5	7
G115	Thicket	6-10	50-150					0.3	Early mature	Dense thicket including mainly field maple and willow.		15-30	B-C2	1.8	10
T116	Field maple	6	150	3	3	3	1.5	1.6	Early mature	Branches cut back from lamp.		>40	B2	1.8	10
T117	Field maple	5	140	2.5	2.5	2.5	2.5	1.7	Early mature	Reasonable vigour.		>40	B2	1.7	9
G118	Hedge	2	50-125					0.3	Early mature	Majority thorn, with dogwood and holly.		15-30	B-C2	1.5	7
T119	Hombeam	6.5	250	3	3	3	3	0.5	Early mature	Reasonable vigour.		>40	B2	3.0	28
T120	Hombeam	10	230	3	3	3	3	1.5	Early mature	Good form and vigour.		>40	B2	2.8	24
T122	Hombeam	10	220	4	3	3	2.5	1.9	Early mature	Good form and structure.		20-40	B2	2.6	22
G123	Hedgerow	3-9	50-150					0.2	Early mature	Majority field maple with some dogwood and thorn. Providing good screening.	Remove two sections to facilitate new access	15-30	B-C2	1.8	10
T124	Hombeam	9.5	240	3	3	3	3	1.7	Early mature	Good form and structure.	Remove to facilitate development	>40	B2	2.9	26
T125	Hombeam	10	140	1	4	3	3	1.7	Early mature		Remove to facilitate development	15-30	B-C2	1.7	9
T126	Hombeam	9.5	230	4.5	3	4	2	1.7	Early mature	Good vigour.	Remove to facilitate development	>40	B2	2.8	24
T127	Hombeam	8	260	4	4	4	4	1.7	Early mature		Remove to facilitate development	20-40	B2	3.1	31
T128	Whitebeam	5	200	3	3	3	3	1.8	Early mature	Reasonable vigour.	Remove to facilitate development	20-40	B2	2.4	18
G129	Thicket	4-12	75-250					0	Early mature	Dense thicket including field maple, willow and privet.	Clear, as necessary, for new bridge and to clear new pavement.	15-30	B-C2	3.0	28
T130	Ash	11.5	380	6	6	6	6	2.5	Mature	Five stems from base- average 170mm. Low vigour. Dieback.		10-20	C2	4.6	65
T131	Field maple	11	210	1	4	0	6.5	1	Early mature	Growing from river bank and leaning to west. Dense ivy.	Remove to facilitate development	15-30	B-C2	2.5	20

Bartley Wood Business Park
**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								
T132	Scots pine	7	200	2.5	4.5	4	2	1.8	Early mature	Slight lean to south, but can develop.		>40	B2	2.4	18
T133	Field maple	9.5	300	3.5	3.5	3.5	3.5	1.2	Early mature	Good screening.	Remove to facilitate development	>40	B2	3.6	41
T134	Ash	5	190	2.5	2.5	2.5	2.5	0.7	Early mature	Only moderate vigour.	Prune canopy to clear new pavement.	15-30	B-C2	2.3	16
T135	London plane	10	420	7	7	5	7	1.6	Early mature			>40	A2	5.0	80
T136	London plane	10	320	6	5	5	3	1.2	Early mature			>40	A2	3.8	46
T137	London plane	8	260	3	4	5	3	1.6	Early mature	Moderate vigour.		>40	B2	3.1	31
T138	London plane	10	320	4.5	4.5	4.5	4.5	1.5	Early mature		Remove to facilitate development	>40	A2	3.8	46
T139	London plane	10	300	5	5	5	5	1.6	Early mature	Good form and structure.	Remove to facilitate development	>40	A2	3.6	41
T140	Scots pine	6.5	130	2	2	2	2	1.2	Semi- mature	Reasonable vigour.	Remove to facilitate development	20-40	B-C2	1.6	8
T141	Ash	5	140	2.5	2.5	2.5	2.5	1.5	Semi- mature	Moderate vigour.	Remove to facilitate development	15-30	B-C2	1.7	9
T142	Ash	10	330	5	5	5	5	1.6	Early mature	Showing reasonable vigour at present.	Remove to facilitate development	20-40	B2	4.0	49
T143	Ash	12	340	5	5	5	5	1.6	Early mature	Showing reasonable vigour at present.	Remove to facilitate development	20-40	B2	4.1	52

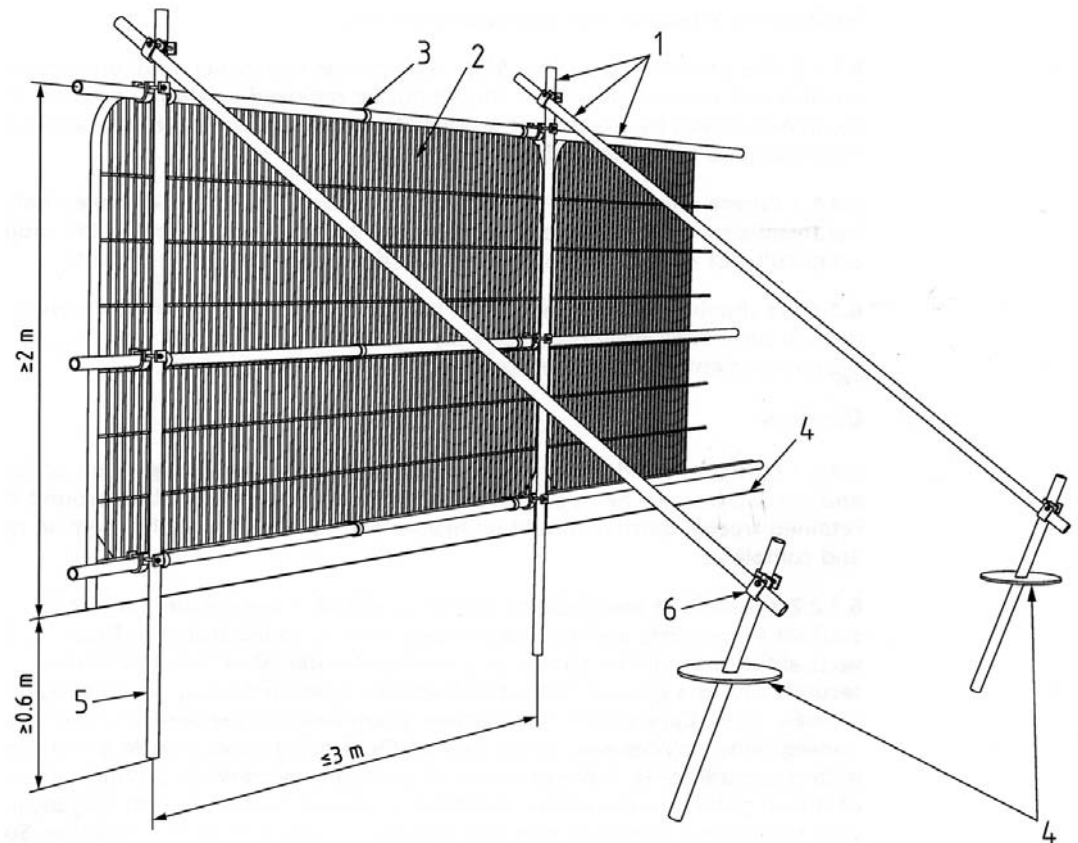
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

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	<ul style="list-style-type: none">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 declineTrees 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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			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

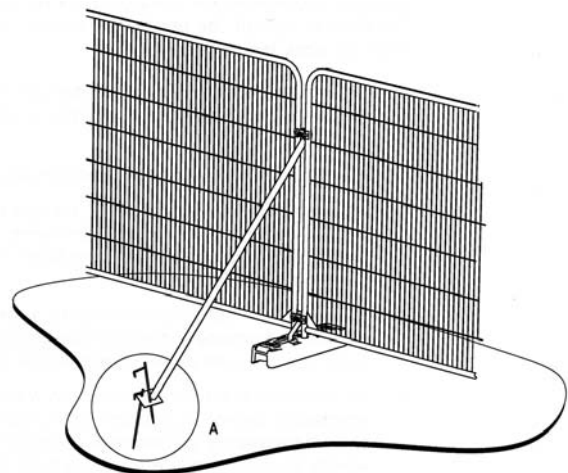
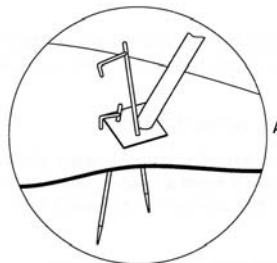
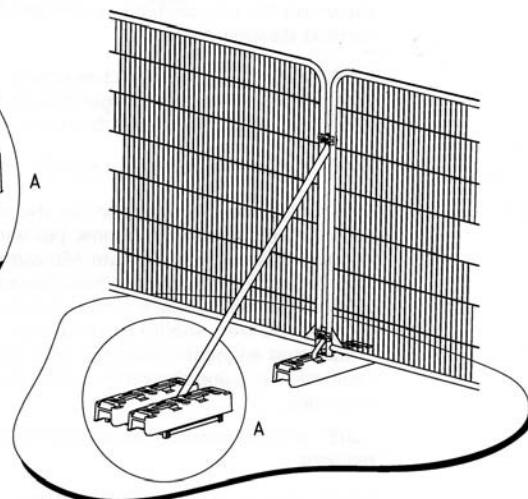
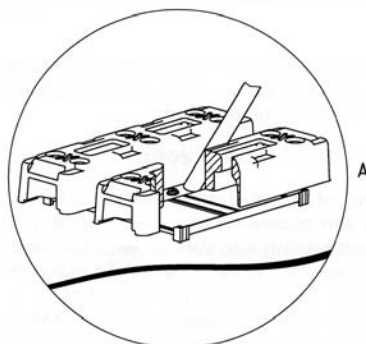


Figure 3b

Stabiliser strut mounted on block tray



Appendix E

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UNIT	GF	FF	TOTAL GEA
1.	1,815 m ²	285 m ²	1,900 m ² / 20,451 sq ft
2.	900 m ²	150 m ²	1,050 m ² / 11,389 sq ft
3.	785 m ²	130 m ²	923 m ² / 9,939 sq ft
4.	857 m ²	160 m ²	1,026 m ² / 11,049 sq ft
5.	1,300 m ²	220 m ²	1,520 m ² / 16,459 sq ft
6.	1,184 m ²	208 m ²	1,392 m ² / 14,983 sq ft
7.	1,082 m ²	192 m ²	1,284 m ² / 13,821 sq ft
8.	1,368 m ²	240 m ²	1,608 m ² / 17,299 sq ft
9.	1,238 m ²	218 m ²	1,456 m ² / 15,672 sq ft
RETAIL	1,963 m ²	-	1,963 m ² / 21,129 sq ft
TOTAL			14,175 m ² / 152,570 sq ft

DEVELOPMENT AREA 3.9 Hectares

- KEY
- APPLICATION AREA
 - SOFT LANDSCAPE
 - NEW RETAINING WALL
 - WELDMESH FENCE
 - TIMBER POST & RAIL FENCE
 - BOARDED FENCE
 - ACOUSTIC BARRIER
 - TARMACADAM SURFACING
 - BRUSHED CONCRETE SERVICE YARD
 - NATURAL BLOCK PAVING TO VEHICLE AREAS
 - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
 - WELL CONSOLIDATED GRAVEL
 - AIR CONDITIONING PLANT ENCLOSURE
 - CYCLE SHELTER
 - DRIP KERB
 - ELECTRIC VEHICLE CHARGING POINTS/ DUCTS FOR FUTURE POINT
 - PROPOSED TREES
 - EXISTING TREES
 - TREES TO BE REMOVED TO BOUNDARY

CLIENT
XJB PROPERTY & PATRON HOOK LTD

PROJECT
BARTLEY WOOD BUSINESS PARK, HOOK

DRAWING TITLE
PROPOSED SITE PLAN

DATE
1500

REV
ME

DATE
MAY 21

SCALE
1:100

PL 102

8

ARCHITECTURE
Planning
Master Planning
Urban Design
Landscape

ENGINEERING
Structural
Mechanical
Electrical
Civil
Water

OTHER
Landscape
Planning
Urban Design
Landscape

OFFICE
Basing
Lymington
Bournemouth
Bournemouth

PROJECT
XJB PROPERTY & PATRON HOOK LTD

PROJECT
BARTLEY WOOD BUSINESS PARK, HOOK

DRAWING TITLE
PROPOSED SITE PLAN

DATE
1500

REV
ME

DATE
MAY 21

SCALE
1:100

PL 102

8