

Carter, Richard

From: Joe Henry [REDACTED]
Sent: 18 December 2019 13:01
To: Feldman, Lesley
Cc: Gunyon, Matthew
Subject: Re: The Lodge

Thanks All.

Best regards

Joe

Joe Henry
Director
Henry Planning Limited
Mobile - [REDACTED]

On Wed, 18 Dec 2019 at 12:49, Feldman, Lesley <Lesley.Feldman@barnet.gov.uk> wrote:

Joe,

I have now been sent the plan.

Kind regards,

Lesley Feldman MRTPI

Finchley and Golders Green Area Planning Manager

Development Management Service

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 4974

Fax: 0870 889 6822

Email: lesley.feldman@barnet.gov.uk

My working days are Mondays, Tuesdays, Wednesdays and Fridays



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RTPI

Chartered Town Planners

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From: Joe Henry [mailto:joehenryplanning@gmail.com]
Sent: 18 December 2019 12:47
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Cc: Feldman, Lesley <Lesley.Feldman@barnet.gov.uk>
Subject: The Lodge

Dear Matthew,

Lesley is unable to advise on required amendments to the landscape proposal until she is forwarded a site plan by you showing the extent of the site as agreed by the council.

I would appreciate if you could forward onto Lesley ASAP.


Best regards

Joe

Joe Henry

Director

Henry Planning Limited

Mobile - 

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Carter, Richard

From: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Sent: 13 December 2019 13:04
To: Mari, Joe [REDACTED]
Cc: [REDACTED] Edward; Mills, Jonathan
Subject: RE: 19/5137/CON - The Lodge
Attachments: 919499_FINAL.PDF; 919499 Victoria Park Method.pdf

Hi Joe,

Sorry for the delay was just waiting on the final information. Attached is the plan provided by an external surveyor and a statement setting out the method they used. It shows that the Laurels are inside the Lodge Boundary and no within the park, this is somewhat muddled as the hoarding line is not on the red line boundary as shown on the plan.

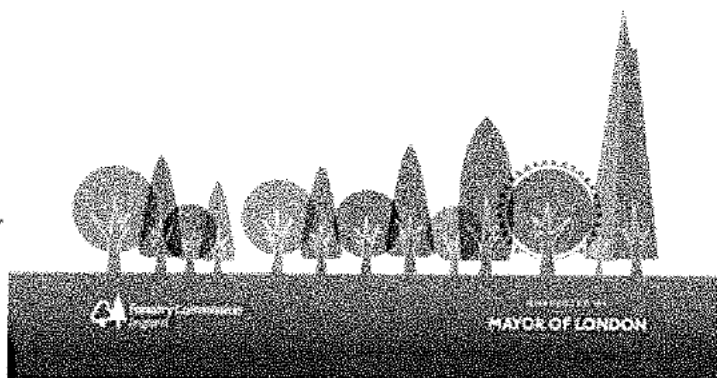
Kind regards

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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Winner of the Mayors Borough Award 2019 & Mayors Street Tree Programme 2008-15 Award



From: Mari, Joe
Sent: 03 December 2019 15:55
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk> [REDACTED]
Cc: [REDACTED] Jones, Edward <Edward.Jones@barnet.gov.uk>; Mills, Jonathan <Jonathan.Mills@Barnet.gov.uk>
Subject: RE: 19/5137/CON - The Lodge

Hi Matt,

Could you kindly update me on this one thanks.

Kind regards,

Joe

Joe Mari
Principal Planning Officer
Development Management & Building Control Service
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: 020 8359 7666
Email: joe.mari@barnet.gov.uk
Barnet Online: www.barnet.gov.uk
www.re-ltd.co.uk

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Re

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From: Gunion, Matthew

Sent: 21 November 2019 09:06

To: Mari, Joe <Joe.Mari@Barnet.gov.uk>; Bishop, Kevin <Kevin.Bishop@barnet.gov.uk>; [REDACTED]

Cc: [REDACTED] Mills,


Jonathan <Jonathan.Mills@Barnet.gov.uk>

Subject: RE: 19/5137/CON - The Lodge

Hi Joe,

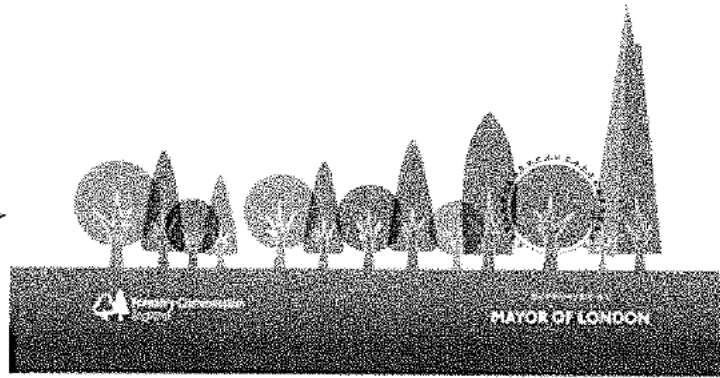
We are meeting the surveyors on site with the developer on Tuesday to finalise the boundary.

Matthew Gunion
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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Winner of the Mayors Borough Award 2019 & Mayors Street Tree Programme 2008-15 Award



From: Mari, Joe

Sent: 20 November 2019 16:15

To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Cc: [REDACTED] Jones, Edward <Edward.Jones@barnet.gov.uk>; Mills, Jonathan <Jonathan.Mills@Barnet.gov.uk>

Subject: RE: 19/5137/CON - The Lodge

Dear all,

As you are aware I am the planning officer dealing with the above application so please update me as and when you have any feedback.

Thanks

Kind regards,

Joe

Joe Mari

Principal Planning Officer

Development Management & Building Control Service

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 020 8359 7666

Email: joe.mari@barnet.gov.uk

Barnet Online: www.barnet.gov.uk

www.re-ltd.co.uk

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From: Gunyon, Matthew
Sent: 14 October 2019 07:25
To: [REDACTED]
Cc: Mari, Joe <Joe.Mari@Barnet.gov.uk>
Subject: RE: 19/5137/CON - The Lodge

Hi [REDACTED]

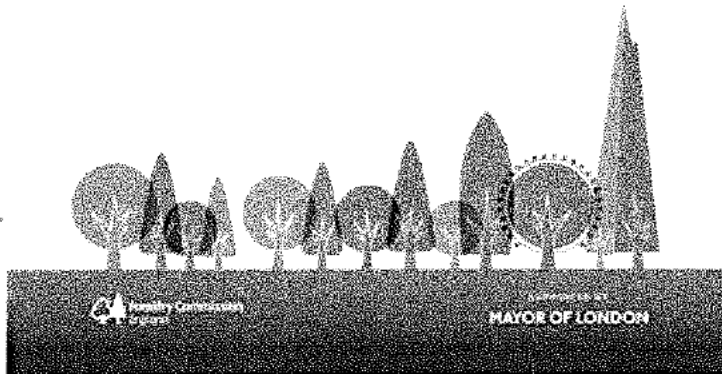
Thank you that is helpful.

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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Winner of the **Mayors Borough Award 2019** & **Mayors Street Tree Programme 2008-15 Award**



From: [REDACTED]
Sent: 14 October 2019 07:00
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Cc: Mari, Joe <Joe.Mari@Barnet.gov.uk>
Subject: RE: 19/5137/CON - The Lodge

Hi Matt,

I do not have any equipment necessary to carry out this kind of detailed survey and marking out. This kind of work is usually undertaken by a contractor. APR Services in Queens Road, Barnet have in the past provided this service to the Council.

Regards,

[REDACTED]
Property Services,
Support Customer Service Organisation,
London Borough of Barnet,
2 Bristol Avenue,
Colindale,
London, NW9 4EW.

Tel [REDACTED]

Please note my working hours are 8:30am to 5.00 pm on Mondays and Wednesdays only.



From: Gunyon, Matthew

Sent: 11 October 2019 07:06

To: [REDACTED]

Cc: Mari, Joe <Joe.Mari@Barnet.gov.uk>; [REDACTED]

Subject: FW: 19/5137/CON - The Lodge

Importance: High

Hi [REDACTED]

This is one of two requests I need to send to you. This one is a high priority as there is ongoing pressure from local councillors and residents as it relates to the former park keepers lodge site.

I am assuming this will result in us needing to get onsite to measure and mark the boundaries of the site as the developer has removed the hedge and our fencing.

[REDACTED] – can you please lead on this from our side

Thank you

Matthew Gunyon

Greenspaces Service Manager

Greenspaces & Leisure

Environment Directorate

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 7403

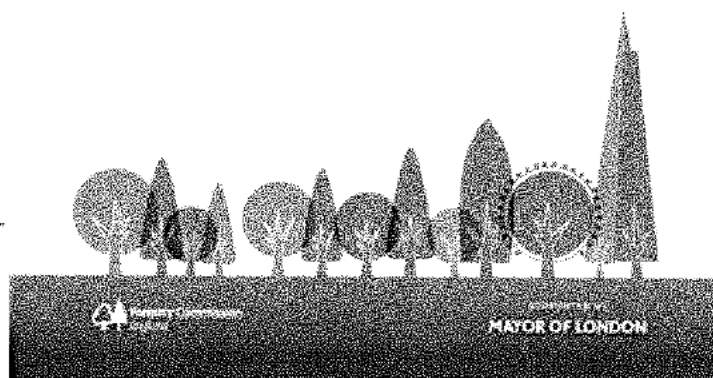
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Winner of the Mayors Borough Award 2019 & Mayors Street Tree Programme 2008-15 Award



From: Mari, Joe

Sent: 10 October 2019 15:05

To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: 19/5137/CON - The Lodge

Dear Matthew,

We have received correspondence that T3 and T2 (as shown on the plans attached) are not on the development site and within Victoria Park.

As a matter of urgency please could you confirm whether these trees are within the Park and owned/maintained by the Council, or not. Thank you.

Kind regards,

Joe

Joe Mari
Senior Planning Officer
Development Management & Building Control Service
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: 020 8359 7666
Email: joe.mari@barnet.gov.uk
Barnet Online: www.barnet.gov.uk
www.re-ltd.co.uk

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Carter, Richard

From: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Sent: 09 December 2019 15:01
To: [REDACTED]
Cc: Tony Rogers
Subject: RE: 2190821 Victoria Park boundary survey , N3

Thank you [REDACTED]

That's perfect.

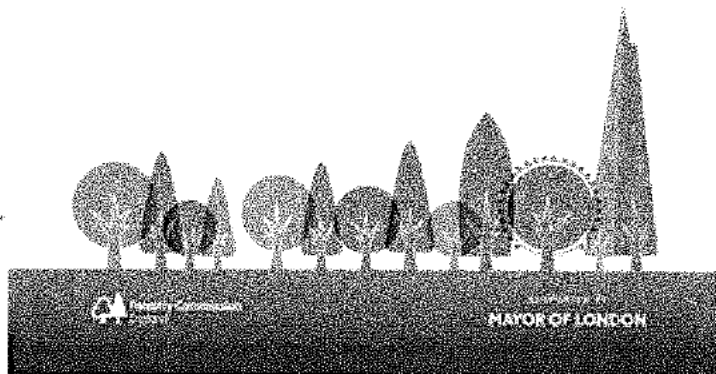
Thank you again

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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From: [REDACTED]
Sent: 09 December 2019 14:51
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>; [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Matthew,

Methodology attached, please contact me if any questions

Regards
[REDACTED]

[REDACTED]
For and on Behalf of APR Services Ltd.

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From: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Sent: 29 November 2019 12:53

To: [REDACTED]

Cc: Tony Rogers <tony.rogers@aprservices.net>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Thank you again Andy,

It would be useful to have a short note on the methodology used to measure and mark the boundary.

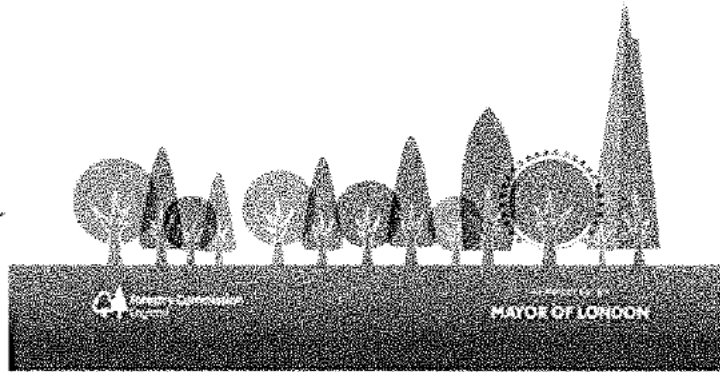
Thank you

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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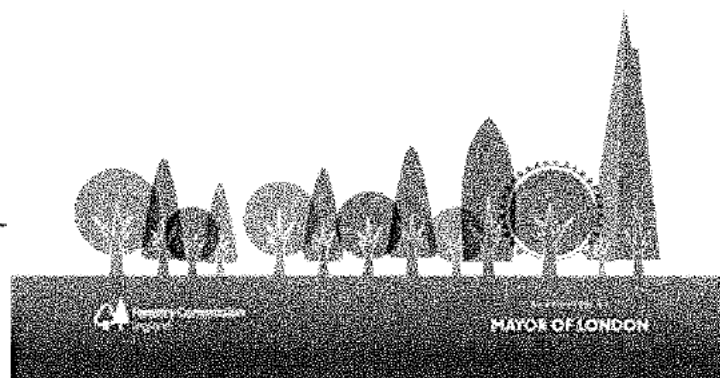
From: [REDACTED]
Sent: 29 November 2019 11:56
To: [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Andy,

Thank you for the revised drawings and your assistance this week. Will let you know if we any further questions.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)
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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: [REDACTED]
Sent: 28 November 2019 12:04
To: [REDACTED]

Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

[REDACTED]

Please find attached final drawing, together with our invoice.
Any problems please don't hesitate to contract me.

Regards

[REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 11 November 2019 14:04

To: [REDACTED]

Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Andy,

Thank you for the update. Will await the drawing.

Kind regards,

[REDACTED]

Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate

London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,

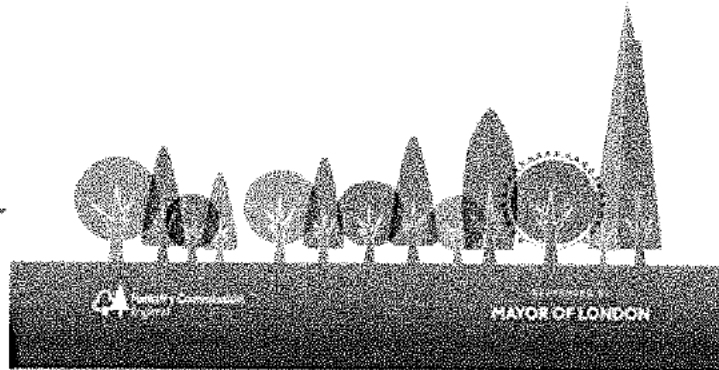
Tel: 020 8359 4181

Barnet Online: www.barnet.gov.uk

Facebook: [@barnetparks](#)

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From: [REDACTED]

Sent: 11 November 2019 08:18

To: [REDACTED]

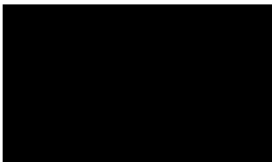
Cc: Tony Rogers <tony.rogers@aprservices.net>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Martin,

Our surveyors will visit site on Wednesday afternoon this week.
Should be a week until we are ready with the drawing

Regards



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From: [REDACTED]
Sent: 06 November 2019 14:35
To: [REDACTED]
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

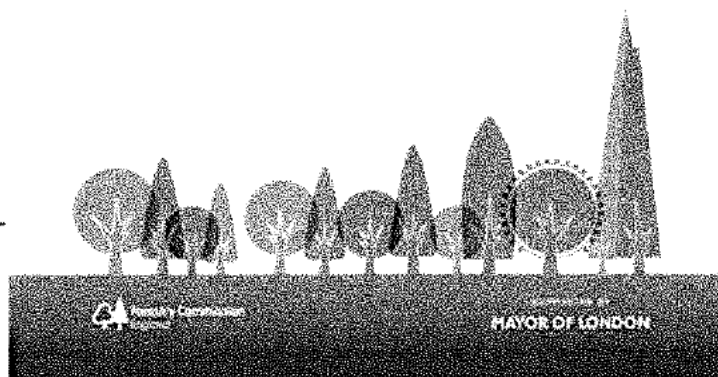
Thank you, see you tomorrow at the long lane entrance.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: [REDACTED]
Sent: 05 November 2019 17:28
To: [REDACTED]
Subject: RE: 2190821 Victoria Park boundary survey , N3

[REDACTED]
That will be fine, see you then.
My Mobile [REDACTED]

Regards

[REDACTED]
[REDACTED]
For and on Behalf of APR Services Ltd.

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From: [REDACTED]
Sent: 05 November 2019 16:00
To: [REDACTED]
Cc: [REDACTED] Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>; Tony Rogers <tony.rogers@aprservices.net>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

I can meet onsite any day this week in the morning. How would 9.30am on Thursday Work for you?

Kind regards,

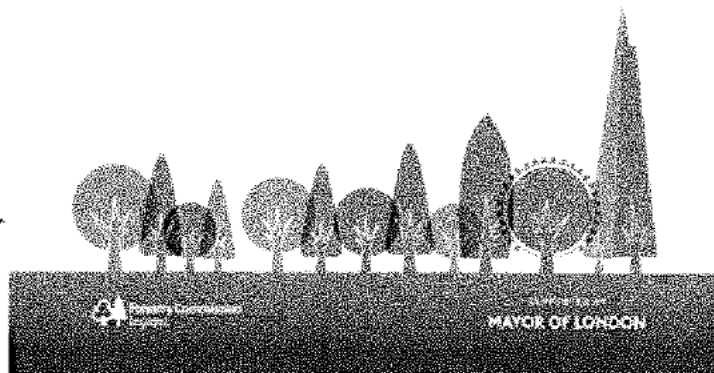
[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel: [REDACTED]

Barnet Online: www.barnet.gov.uk

Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: Tony Rogers [<mailto:tony.rogers@aprservices.net>]

Sent: 22 October 2019 16:54

To: [REDACTED]

Cc: Chris Manning <chris.manning@aprservices.net>; Andy Bradford <andy.bradford@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Thanks [REDACTED]

Will review and see if its sufficient – if you have the title plan – and the OS digital data it will help

Do you want to confirm this as a project ?

kind regards

Tony Rogers, BSc FCInstCES

Managing Director

For and on Behalf of APR Services Ltd.

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From: [REDACTED]

Sent: 22 October 2019 16:48

To: Tony Rogers <tony.rogers@aprservices.net>

Cc: [REDACTED] Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Tony,

Please see attached, drawing sent to me by the planning team. Please let me know if you need any more information.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure

Environment Directorate

London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,

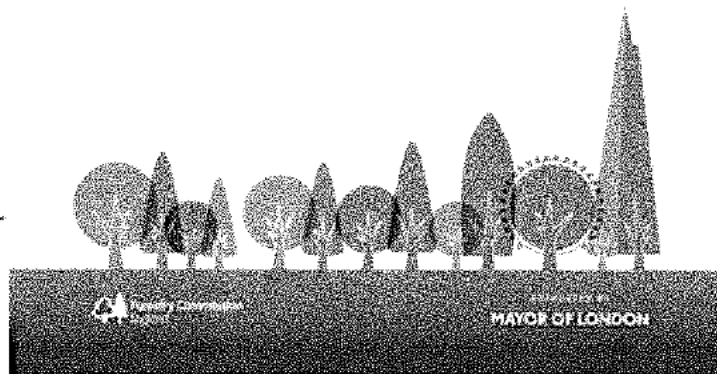
Tel: (b) (6)

Barnet Online: www.barnet.gov.uk

Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: Tony Rogers [<mailto:tony.rogers@aprservices.net>]

Sent: 18 October 2019 16:00

To: (b) (6)

Cc: (b) (6)

Subject: 2190821 Victoria Park boundary survey , N3

Hi (b) (6)

Further to our conversation earlier - please find attached a budget proposal for the survey to re-establish the boundaries
To the lodge.

As discussed we would expect that a full site survey should have been submitted with the planning for the lodge which
would show accurately the boundaries – but if not we will work from only Land Registry and Ordnance Survey mapping to complete the exercise

kind regards

Tony Rogers, BSc FCInstCES

Managing Director

For and on Behalf of APR Services Ltd.

[Web](#) | [YouTube](#) | [LinkedIn](#) | [Twitter](#) | [Facebook](#)

APR SERVICES LTD, BLOCK B, QUEENS RD, BARNET, HERTS, EN5 4DL. +44 (0)208 449 9143

Land, Building, and Utility Surveys, Laser Scanning and 3d Modelling. www.aprservices.net

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Incorporated under the laws of England & Wales / Company Reg No.02990864 / Reg Office: Unit 8 Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL

From: no-reply@weebly.com
Sent: 16 October 2019 16:45
To: Tony Rogers <tony.rogers@aprservices.net>
Subject: New Form Entry: Contact Form

You've just received a new submission to your Contact Form.
Mark as Spam

Submitted Information:

Name

[REDACTED]

Company Name

Barnet Council (Greenspaces)

Email

[REDACTED]

Phone Number

[REDACTED]

Service Area Enquiry (Please select)

Boundary Disputes

How did you find us? (Please select)

Referral

Comment/Further details

we need to accurately reiterate a boundary fence removed along a development located in Victoria park N3. this would be based on title for the land

Submitted Files

Upload File

img-20191001-wa0007.jpg

Carter, Richard

From: [REDACTED]
Sent: 29 November 2019 12:53
To: Gunyon, Matthew
Subject: Automatic reply: 2190821 Victoria Park boundary survey , N3

I am away from the office until Monday 2nd December, if urgent please re-send email to mail@aprservices.net or call 0208 449 9143 .

Carter, Richard

From: [REDACTED]
Sent: 26 November 2019 08:29
To: [REDACTED]
Cc: Tony Rogers; Gunyon, Matthew
Subject: Re: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

Thank you for getting the drawings over to us. Yes, if you can make today's meeting that would be useful. My self and the head of Greenspaces Mat Gunyon will be in attendance at 2pm.

Kind regards

[REDACTED]

Greenspaces

From: [REDACTED]
Sent: Tuesday, November 26, 2019 7:59:43 AM
To: [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

[REDACTED]

Apologies had a slight emergency here.

Please find the completed survey attached with the red line drawn on, using both the overlay and existing detail to define the boundary.

I believe you are meeting on site this afternoon, do you want me to attend to mark out the boundary.

Regards

[REDACTED]

For and on Behalf of APR Services Ltd.

[Web](#) | [YouTube](#) | [Linkedin](#) | [Twitter](#) | [Facebook](#) | [Google+](#)

APR SERVICES LTD, BLOCK B, QUEENS RD, BARNET, HERTS, EN5 4DL. +44 (0)208 449 9143

Land, Building, and Utility Surveys, Laser Scanning and 3d Modelling. www.aprservices.net

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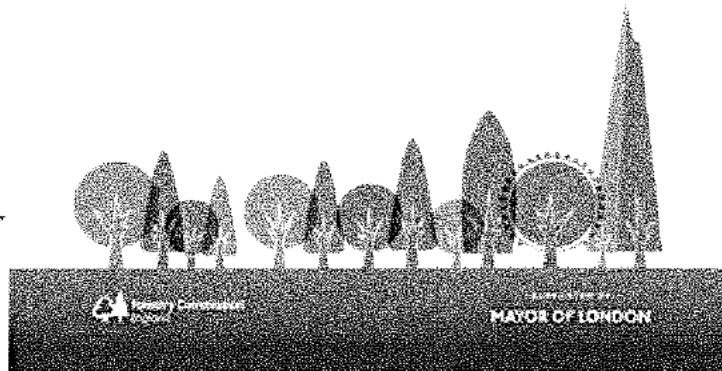
From: [REDACTED]
Sent: 11 November 2019 14:04
To: [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

Thank you for the update. Will await the drawing.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel [REDACTED]
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)
🌿 please consider the environment - do you really need to print this email?
Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: [REDACTED]
Sent: 11 November 2019 08:18
To: [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

Our surveyors will visit site on Wednesday afternoon this week.
Should be a week until we are ready with the drawing

Regards

Carter, Richard

From: Choiceplace [REDACTED]
Sent: 18 November 2019 17:40
To: [REDACTED] Gunyon, Matthew
Cc: Joe Henry; [REDACTED]
Subject: Re: Ex Lodge site in Long Lane

Hi [REDACTED]

Thank you for your mail , We will see you next Tuesday 26th at 2pm

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Monday, November 18, 2019 2:30 PM
To: Choiceplace ; Gunyon, Matthew
Cc: Joe Henry ; yossi shahar
Subject: RE: Ex Lodge site in Long Lane

Hi Ray,

A surveyor has already been instructed. Please can you let us know, if you can meet next Tuesday 26th at 2pm at the long lane entrance to the park.


Kind regards

[REDACTED]

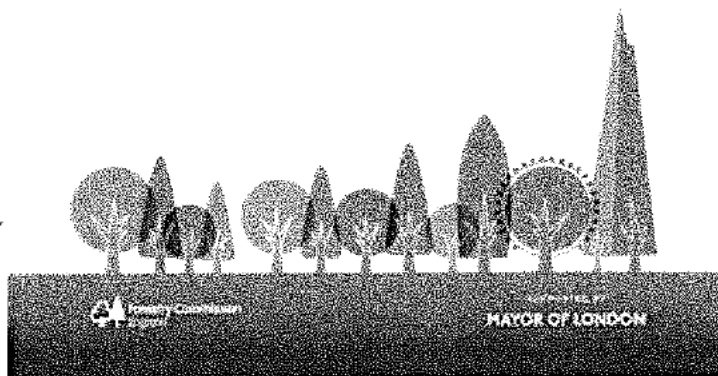
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel [REDACTED]

Barnet Online: www.barnet.gov.uk

Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: Choiceplace [REDACTED]
Sent: 18 November 2019 13:17
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Cc: [REDACTED] Joe Henry <joehenryplanning@gmail.com>; yossi shahar [REDACTED]
Subject: Re: Ex Lodge site in Long Lane

Dear Mr Gunyon

Just to update you , I don't believe that you require the services of a surveyor as the original iron posts are still there of which you can see very clearly the boundaries

Please let me know when its convenient for your department to visit as we would need to be there as well

Kind regards

Ray Gabriele

From: Choiceplace
Sent: Tuesday, October 29, 2019 6:03 PM
To: Gunyon, Matthew
Cc: [REDACTED] Joe Henry ; yossi shahar
Subject: Re: Ex Lodge site in Long Lane

Dear Mr Gunyon

Apologies for the late reply as I have been away

I am (copying in) this email my Town Planner Mr Joe Henry and

my Architect Mr Yossi Shahr

Please let me know when you and your colleagues would like to visit the site so that we can all meet and discuss your below mail

Kind regards

Ray Gabriele

From: Gunyon, Matthew
Sent: Thursday, October 24, 2019 3:29 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Ex Lodge site in Long Lane

Dear Mr Gabrielle,


I was given your name by a colleague in planning.

My name is Matthew Gunyon and I am the Greenspaces Service Manager for Barnet. Your site backs on to Victoria Park which falls within my remit to manage and maintain. As I am sure you are aware the works on site have been somewhat contentious and questions have been raised about the removal of a hedge that shouldn't have been removed and I understand you have made a request to remove some shrubs/trees however it is unclear if these are in the site or in the park. This is made more difficult to confirm as the park iron rail fence has also been removed.

Martin from my team (copied in) is arranging for a surveyor to attend site and measure the boundaries out correctly and I wanted to ensure that we could access the site if required and also confirm if you wanted to attend?

Kind regards

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of the Mayors Borough Award 2019 & Mayors Street Tree Programme 2008-15 Award

Carter, Richard

From: Choiceplace <choiceplace@btinternet.com>
Sent: 18 November 2019 17:40
To: [REDACTED] Gunyon, Matthew
Cc: Joe Henry; yossi shahar
Subject: Re: Ex Lodge site in Long Lane

Hi [REDACTED]

Thank you for your mail , We will see you next Tuesday 26th at 2pm

Kind regards

Ray Gabriele


From: [REDACTED]
Sent: Monday, November 18, 2019 2:30 PM
To: Choiceplace ; Gunyon, Matthew
Cc: Joe Henry ; yossi shahar
Subject: RE: Ex Lodge site in Long Lane

Hi Ray,

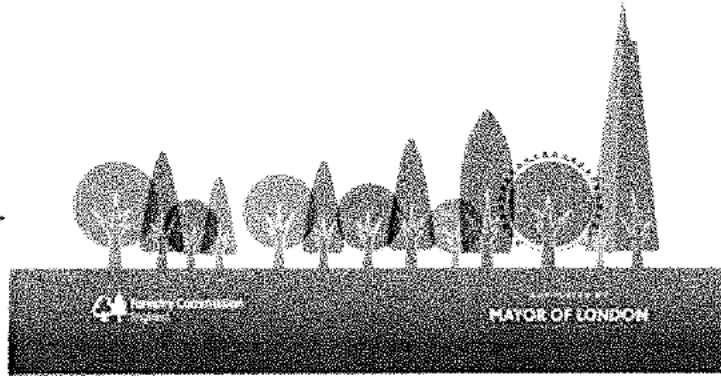
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Kind regards

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

 please consider the environment - do you really need to print this email?

Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: Choiceplace [mailto:choiceplace@btinternet.com]

Sent: 18 November 2019 13:17

To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Cc: [REDACTED] Joe Henry <joehenryplanning@gmail.com>; yossi shahar [REDACTED]

Subject: Re: Ex Lodge site in Long Lane

Dear Mr Gunyon

Just to update you , I don't believe that you require the services of a surveyor as the original iron posts are still there of which you can see very clearly the boundaries

Please let me know when its convenient for your department to visit as we would need to be there as well

Kind regards

Ray Gabriele

From: Choiceplace

Sent: Tuesday, October 29, 2019 6:03 PM

To: Gunyon, Matthew

Cc: [REDACTED] Joe Henry ; yossi shahar

Subject: Re: Ex Lodge site in Long Lane

Dear Mr Gunyon

Apologies for the late reply as I have been away

I am (copying in) this email my Town Planner Mr Joe Henry and

my Architect Mr Yossi Shahar

Please let me know when you and your colleagues would like to visit the site so that we can all meet and discuss your below mail

Kind regards

Ray Gabriele

From: Gunyon, Matthew
Sent: Thursday, October 24, 2019 3:29 PM
To: [REDACTED]
Cc: Thompson, Martin
Subject: Ex Lodge site in Long Lane

Dear Mr Gabrielle,


I was given your name by a colleague in planning.

My name is Matthew Gunyon and I am the Greenspaces Service Manager for Barnet. Your site backs on to Victoria Park which falls within my remit to manage and maintain. As I am sure you are aware the works on site have been somewhat contentious and questions have been raised about the removal of a hedge that shouldn't have been removed and I understand you have made a request to remove some shrubs/trees however it is unclear if these are in the site or in the park. This is made more difficult to confirm as the park iron rail fence has also been removed.

Martin from my team (copied in) is arranging for a surveyor to attend site and measure the boundaries out correctly and I wanted to ensure that we could access the site if required and also confirm if you wanted to attend?

Kind regards

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
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Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of the Mayors Borough Award 2019 & Mayors Street Tree Programme 2008-15 Award

Carter, Richard

From: [REDACTED]
Sent: 11 November 2019 18:36
To: Gunyon, Matthew
Cc: [REDACTED]
Subject: RE: Victoria lodge - Planning - 101001977090

Hi Mat,

Please can you check the below response.

[REDACTED]
Dear councillor Zinkin,

Building surveyors APR Services Ltd were instructed by Greenspaces to carry out detailed survey of the park side boundary of the lodge site. An initial visit was carried out 7/11/19. APR will be carrying out a more detailed survey on the 13/11/19. From this they will produce drawings detailing the exact boundary of the site APR have stated this will take a week to complete. These drawings will then be used by our fabrication contractor to reinstate the park side boundary.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate

London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,

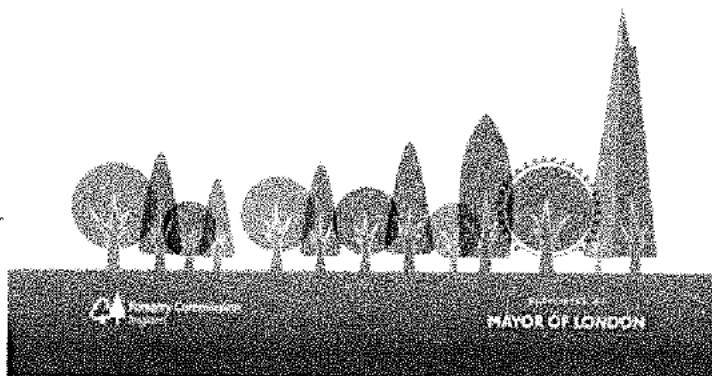
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Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: [REDACTED]
Sent: 11 November 2019 16:54
To: [REDACTED]
Cc: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Subject: FW: Victoria lodge - Planning - 101001977090

Importance: High

Hi [REDACTED]

This is a chase for a ME response please.

Thanks

[REDACTED]
Greenspaces Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 7th Floor, 2 Bristol Avenue, Colindale,
London NW9 4EW

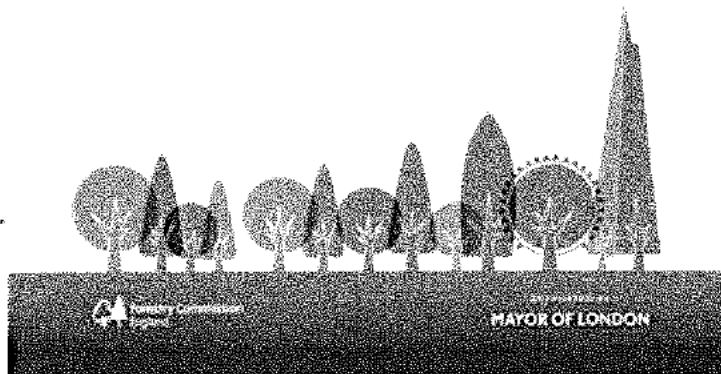
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk

Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

🌿 please consider the environment - do you really need to print this email?

Please note my working days are Monday, Tuesday, and Wednesday.

Winner of the Mayors Borough Award 2019 & Mayors Street Tree Programme 2008-15 Award



From: Members Enquiries

Sent: 07 November 2019 11:15

To: Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>

Cc: Parks <parks@barnet.gov.uk>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>; [REDACTED]

Subject: FW: Victoria lodge - Planning - 101001977090

Importance: High

Dear Cllr Zinkin,

We hope that the attached response provides a suitable resolution for you and the resident concerned in relation to the parts that fall under the remit of the Planning department. The Parks department will be responding separately and we are continuing to follow this up with their team in order to obtain a response from their service area.

We welcome any feedback you may have regarding your experience in order to improve the service provided. If you are not satisfied with the resolution provided, the matter can be escalated to the relevant department to investigate

further. In order for us to escalate your enquiry, please outline why you consider the matter to be unresolved despite the response given. Once this information has been received, we will review your issue and take any necessary action.

Should you require any further assistance, please do not hesitate to contact the Member's Enquiries Team on [REDACTED]

Kind Regards,

[REDACTED]
Members Enquiries

Customer Support Group

London Borough Of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: [REDACTED]

Barnet Online: www.barnet.gov.uk

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How do you rate the service provided in this email?



Good Average Poor

From: Members Enquiries

Sent: 17 October 2019 10:06

To: Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>

Cc: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk> [REDACTED]; Parks <parks@barnet.gov.uk>; [REDACTED] Re-MembersEnquiries <Re-MembersEnquiries@Barnet.gov.uk>; [REDACTED]

Subject: RE: victoria lodge - Your Ref: 101001977076

Dear Cllr Zinkin,

Thank you for your email regarding Victoria Lodge.

Your enquiries have been passed to the Parks and Planning departments and have been logged under the below reference numbers for responses by 24th October at the latest.

Parks - 101001977076

Planning - 101001977090

Should you require any further assistance, please do not hesitate to contact us on 0208 359 2002.

Kind Regards,

[REDACTED]
Members Enquiries

Customer Support Group

London Borough Of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 2002

Barnet Online: www.barnet.gov.uk

There are no responses, in fact to most of the questions. Why has no one from Greenspaces been tasked to answer the points you now claim are their responsibility? Is there really such poor communication between Capita Re and Greenspaces? When will these questions be addressed?

Taking the points on planning matters:

You state in regard to the amendment applications: "... *although they may be constitutionally valid the applications were not of the most appropriate type* ..."

'May be' constitutionally valid: does that mean there is doubt about their validity?

Why did your officers not spot that the applications were inappropriate?

How are residents supposed to know when such amendments are made, in order that they may object, if there is no notification? In a high profile and controversial case like a block of flats being built in a public park, it is clearly in the public interest to communicate such proposals, and raises doubt about the integrity of the process if it is hidden in this way. It leads to officers being given too much power over planning decisions, without proper scrutiny, and a denial of the right of residents to engage in the decision making process that is supposed to protect their public assets, built heritage and open spaces from inappropriate development.

You are avoiding responsibility for the matter of uncertainty over the location of the border. Although the outcome of any decision on this may devolve to Greenspaces, it most certainly is a planning matter in terms of permission given for development in what may now be an inaccurately defined site, and there must be serious legal implications here.

To leave dangerous, unsightly and deliberately dumped building materials around the border of this site throughout the entire scope of the school holidays is highly irresponsible. Residents do not care if it is a planning matter or not: it is clearly a risk to children and should not have been left in this state - if no action has been taken then something is clearly very wrong and I would like to know why there has been no response on this from Greenspaces. Have you asked them, or any other officer?

I'm sorry to say that I find your remarks about planning consultants preposterous. In no other form of government would it be possible for any senior executive to take private consultancy work, with activity hidden under the confidentiality of a fee based advice service, with any authority, in the same field of work, in the same area, immediately after leaving post.

In Barnet you state that "*former officers acting as agent could not easily be described as a rare occurrence ...*" If true, that is a huge admission, and deeply worrying. If you cannot see the issue here, I find that very puzzling, and I am sure the vast majority of residents would feel the same. I would hope that most members of the council will agree.

Yours sincerely,

[REDACTED]

On Thu, Sep 5, 2019 at 6:36 PM Sutherland-Thomas, Iain <Iain.Sutherland-Thomas@barnet.gov.uk> wrote:

Dear [REDACTED]

Please find below the promised responses to the six questions you raised in your earlier email. Unfortunately I cannot provide you with full details of the Greenspaces involvement but I know that the matters have been considered so you may wish to discuss the matter with relevant officers directly

1. Why are there no notices anywhere near the site informing the public of the intended removal, and that they have the right to object? Is this a repeat of the unfortunate failure properly to inform residents of the earlier park proposals?

Applications to amend the terms of the previous permission were received by the Council on 5 August. The applications were vetted and were found to be complete. However, officers are of the opinion that although they may be constitutionally valid the applications were not of the most appropriate type. For this reason officers have advised the applicant that they should consider withdrawing the current submissions and to consider re-applying in an amended form.

Neither the current applications nor the proposed alternative are or would be submissions that are normally the subject of a public consultation exercise. Although formal consultation is not undertaken officers can, and will, take any representations received into account when coming to a determination. As and when the formal consideration cycle begins either the case officer or I will notify you and others that we know to have an interest. You may wish to take the opportunity to make comments and you may feel free to disseminate the information as you feel appropriate.

2. Why your officers have not addressed the breaches of failure to protect the listed yew tree, or made arrangements to prune out the dead areas on the Lodge side of the tree?

At present there are no breaches of planning control. Measures to protect the trees must be put in place before work on construction commences but until this point the failure to provide such measures does not constitute a breach of planning control. When the site was inspected during the demolition phase fencing was in place. It appears that the fencing has been left in situ but some adjustments will be required to protection measures prior to the construction phase. Officers have agreed with the developer that no work will take place until the site is inspected and 'certified' as compliant with approved details.

The yew tree has been inspected on several occasions since the deadwood became evident during the recent hot period. There is no certainty as to who caused the damage, or exactly how, and so we can provide only (informed) speculation. Tree officers are, however, of the opinion that the damage, although vivid, is relatively minor. They are also of the opinion that there is not a systemic threat to the tree. Yews are remarkably resilient and I am told that it will be highly likely recover in full with little or no evidence of the damage remaining. The developer has employed his own arboricultural consultant who has already been in contact with our tree officers about removing the deadwood. I am confident that this will be done.

Under the tree preservation legislation the removal of dead branches from a living tree is exempt from the usual requirement to obtain the prior formal consent of the Local Planning Authority. Consequently the owner of the TPO Yew tree may remove completely dead branches from that tree without needing to make a formal application. Please note, however, that the Council has no powers under the tree preservation or planning legislation to require that the owner(s) of a tree undertake treeworks and whilst we can make suggestions in very strong terms we cannot make "arrangements to prune out the dead areas on the Lodge side of the [Yew] tree" as you request. That being said I cannot imagine that the developer will do anything other than agree to our suggestion.

3. What action you are taking in regard to the unlawful removal of the hedge at the back of the site?

This is a matter for our greenspaces team who manage the park.

4. Why the developers are asking permission to remove a tree on the park side of the border? Or are they claiming it is on their site?

I am afraid that I cannot comment on the owner's intentions or state of mind. Details of the proposed works should be provided with any future application (see [1] above). Submissions will often include an explanation of the rationale for the works.

Who owns what is a matter that should be discussed between the developer and Greenspaces. If it is found that the laurel sits outside of the Lodge site its future will be a matter for Greenspaces to consider

5. Why despite my reporting to you many weeks ago that there was building material, including such posing a risk to children, strewn around the base of the laurel tree, which you or your officers must have seen, has it been allowed to remain there, making the laurel area appear an eyesore? (see attachment).

This is a matter for our greenspaces team who manage the park

6. Can you confirm that the developer's agent for the current application is a former very senior Capita Re planning officer, and if so, can you explain what safeguards you have put in place to prevent the risk of conflict of interest, or perceived conflict of interest, over the decision making process, and in regard to any fee based advice given to applicants in such circumstances?

Yes, the last two applications were submitted by a planning consultant who had previously been employed by Barnet in a senior role. It is not yet clear to us if he has been engaged to look after the wider project or his role is limited to the recent submissions. The identification and mitigation of potential conflicts of interest is a priority issue in planning and planning enforcement and robust measures and training are in place to prevent conflicts interfering in the planning process. The action plan for this case will largely depend on the nature of the agent's involvement and so it is difficult to provide further details at this point. I would, however, make the point that former officers acting as agent could not easily be described as a rare occurrence and there is no reason to believe that their former status has an undue influence of the outcome of cases.

Please let me know if there is anything further that I can do for you.

Iain Sutherland

Planning Enforcement Manager

Development & Regulatory Services (DRS)

London Borough of Barnet, 2 Bristol Avenue, Colindale NW9 4EW

Tel: 0208 359 4626 | Barnet Online: www.barnet.gov.uk

Re

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Carter, Richard

From: Choiceplace [REDACTED]
Sent: 29 October 2019 18:03
To: Gunyon, Matthew
Cc: [REDACTED] Joe Henry; yossi shahar
Subject: Re: Ex Lodge site in Long Lane
Attachments: image002.jpg; image003.jpg

Dear Mr Gunyon

Apologies for the late reply as I have been away

I am (copying in) this email my Town Planner Mr Joe Henry and my Architect Mr Yossi Shahar

Please let me know when you and your colleagues would like to visit the site so that we can all meet and discuss your below mail

Kind regards

Ray Gabriele

[REDACTED]

From: Gunyon, Matthew
Sent: Thursday, October 24, 2019 3:29 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Ex Lodge site in Long Lane

Dear Mr Gabrielle,

I was given your name by a colleague in planning.

My name is Matthew Gunyon and I am the Greenspaces Service Manager for Barnet. Your site backs on to Victoria Park which falls within my remit to manage and maintain. As I am sure you are aware the works on site have been somewhat contentious and questions have been raised about the removal of a hedge that shouldn't have been removed and I understand you have made a request to remove some shrubs/trees however it is unclear if these are in the site or in the park. This is made more difficult to confirm as the park iron rail fence has also been removed.

Martin from my team (copied in) is arranging for a surveyor to attend site and measure the boundaries out correctly and I wanted to ensure that we could access the site if required and also confirm if you wanted to attend?

Kind regards

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure

Carter, Richard


From: [REDACTED]
Sent: 22 October 2019 17:01
To: Tony Rogers
Cc: [REDACTED] Gunyon, Matthew
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Tony,

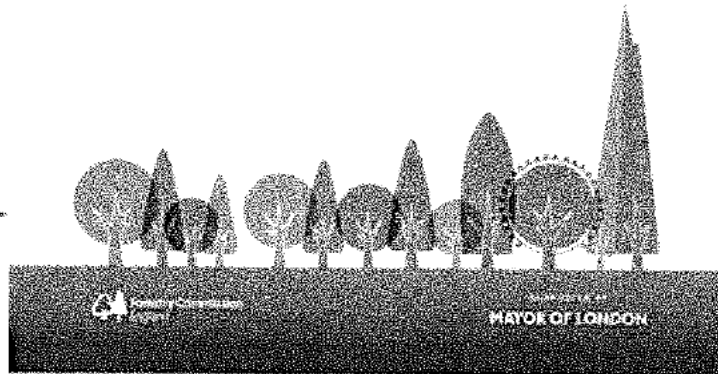
Yes, we would like to proceed with the project. The works order should be with you shortly. Will enquire after the docs.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: Tony Rogers [mailto:tony.rogers@aprservices.net]

Sent: 22 October 2019 16:54

To: [REDACTED]

Cc: [REDACTED] Gunyon,

Matthew <Matthew.Gunyon@Barnet.gov.uk>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Thanks [REDACTED]

Will review and see if its sufficient – if you have the title plan – and the OS digital data it will help

Do you want to confirm this as a project ?

kind regards

Tony Rogers, BSc FCInstCES

Managing Director
For and on Behalf of APR Services Ltd.

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From: [REDACTED]
Sent: 22 October 2019 16:48
To: Tony Rogers <tony.rogers@aprservices.net>
Cc: [REDACTED] Gunyon,
Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Tony,

Please see attached, drawing sent to me by the planning team. Please let me know if you need any more information.

Kind regards,

[REDACTED]
Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW.
Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk
Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019

Carter, Richard

From: [REDACTED]
Sent: 22 October 2019 16:48
To: Tony Rogers
Cc: [REDACTED] Gunyon, Matthew
Subject: RE: 2190821 Victoria Park boundary survey , N3
Attachments: 17_4102_FUL-TREE_SURVEY-3754927.pdf; 3754922.pdf; 3754926.pdf

Hi Tony,

Please see attached, drawing sent to me by the planning team. Please let me know if you need any more information.

Kind regards,

[REDACTED]
**Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate**

London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,

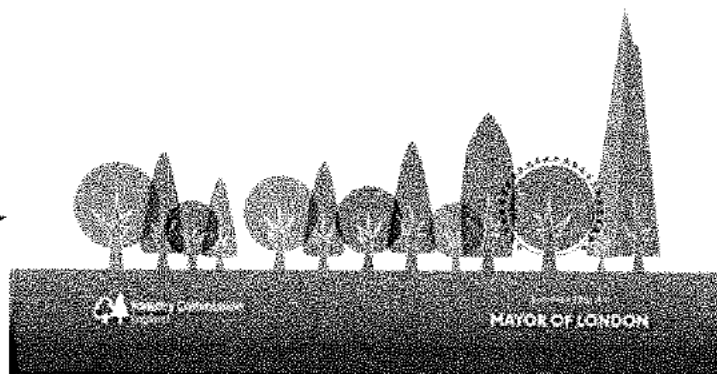
Tel: [REDACTED]

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Facebook: [@barnetparks](https://www.facebook.com/barnetparks)

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: Tony Rogers [mailto:tony.rogers@aprservices.net]

Sent: 18 October 2019 16:00

To: [REDACTED]

Cc: [REDACTED]

Subject: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

Further to our conversation earlier - please find attached a budget proposal for the survey to re-establish the boundaries
To the lodge.

As discussed we would expect that a full site survey should have been submitted with the planning for the lodge which would show accurately the boundaries – but if not we will work from only Land Registry and Ordnance Survey mapping to complete the exercise

kind regards

Tony Rogers, BSc FCInstCES

Managing Director
For and on Behalf of APR Services Ltd.

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From: no-reply@weebly.com

Sent: 16 October 2019 16:45

To: Tony Rogers <tony.rogers@aprservices.net>

Subject: New Form Entry: Contact Form

You've just received a new submission to your Contact Form.

Mark as Spam

Submitted Information:

Name

[REDACTED]

Company Name

Barnet Council (Greenspaces)

Email

[REDACTED]

Phone Number



Service Area Enquiry (Please select)
Boundary Disputes

How did you find us? (Please select)
Referral

Comment/Further details

we need to accurately reiterate a boundary fence removed along a development located in Victoria park N3. this would be based on title for the land

Submitted Files

Upload File

img-20191001-wa0007.jpg

Carter, Richard

From: Feldman, Lesley <Lesley.Feldman@barnet.gov.uk>
Sent: 18 December 2019 12:49
To: Joe Henry
Cc: Gunyon, Matthew
Subject: RE: The Lodge

Joe,
I have now been sent the plan.

Kind regards,

Lesley Feldman MRTPI
Finchley and Golders Green Area Planning Manager
Development Management Service

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 4974
Fax: 0870 889 6822
Email: lesley.feldman@barnet.gov.uk

My working days are Mondays, Tuesdays, Wednesdays and Fridays

Barnet Online: www.barnet.gov.uk

Re



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From: Joe Henry [mailto:joehenryplanning@gmail.com]
Sent: 18 December 2019 12:47
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Cc: Feldman, Lesley <Lesley.Feldman@barnet.gov.uk>
Subject: The Lodge

Dear Matthew,

Lesley is unable to advise on required amendments to the landscape proposal until she is forwarded a site plan by you showing the extent of the site as agreed by the council.

I would appreciate if you could forward onto Lesley ASAP.

Best regards

Joe

Joe Henry
Director
Henry Planning Limited

A solid black rectangular box used to redact information, likely a contact number or email address.

Carter, Richard

From: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Sent: 09 December 2019 15:01
To: [REDACTED]
Cc: Tony Rogers
Subject: RE: 2190821 Victoria Park boundary survey , N3

Thank you [REDACTED]

That's perfect.

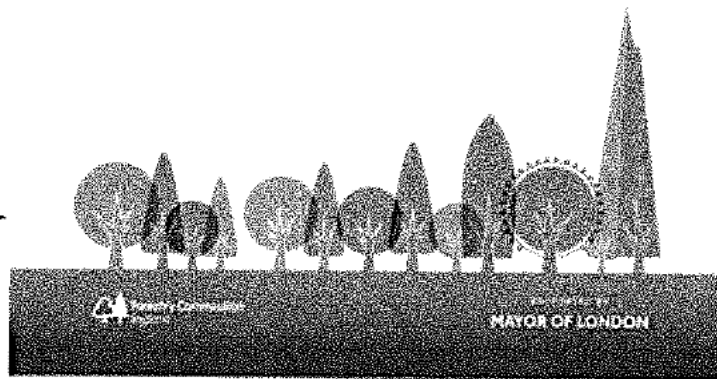
Thank you again

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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From: [REDACTED]
Sent: 09 December 2019 14:51
To: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk> [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Matthew,

Methodology attached, please contact me if any questions

Regards
[REDACTED]

[REDACTED]
For and on Behalf of APR Services Ltd.

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From: Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>

Sent: 29 November 2019 12:53

To: [REDACTED]

Cc: Tony Rogers <tony.rogers@aprservices.net>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Thank you again [REDACTED]

It would be useful to have a short note on the methodology used to measure and mark the boundary.

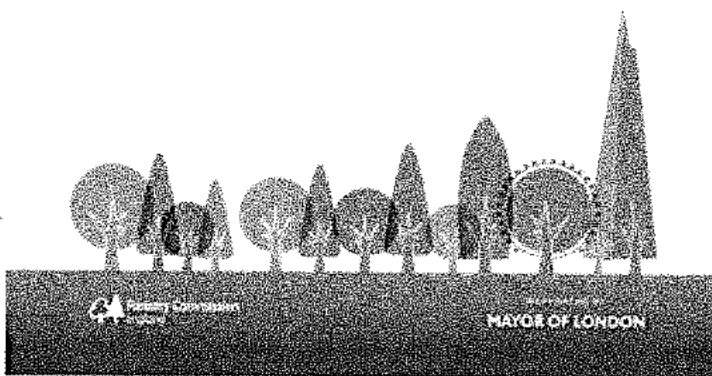
Thank you

Matthew Gunyon
Greenspaces Service Manager
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 7403
Barnet Online: www.barnet.gov.uk
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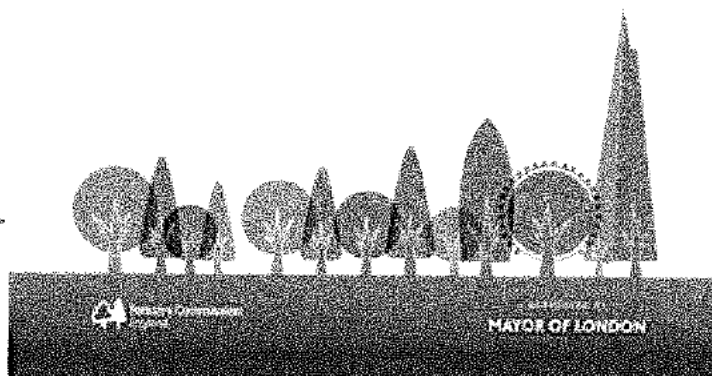
From: [REDACTED]
 Sent: 29 November 2019 11:56
 To: [REDACTED]
 Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
 Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

Thank you for the revised drawings and your assistance this week. Will let you know if we any further questions.

Kind regards,

[REDACTED]
 Greenspaces Development Officer
 Greenspaces & Leisure
 Environment Directorate
 London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
 Tel: [REDACTED]
 Barnet Online: www.barnet.gov.uk
 Facebook: [@barnetparks](https://www.facebook.com/barnetparks)
 ♻️ please consider the environment - do you really need to print this email?
Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From: [REDACTED]
 Sent: 28 November 2019 12:04
 To: [REDACTED]

Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

[REDACTED]

Please find attached final drawing, together with our invoice.
Any problems please don't hesitate to contact me.

Regards

[REDACTED]

A S Bradford Bsc FlinstCES
For and on Behalf of APR Services Ltd.

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From: [REDACTED]
Sent: 11 November 2019 14:04
To: [REDACTED]
Cc: Tony Rogers <tony.rogers@aprservices.net>; Gunyon, Matthew <Matthew.Gunyon@Barnet.gov.uk>
Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi [REDACTED]

Thank you for the update. Will await the drawing.

Kind regards,

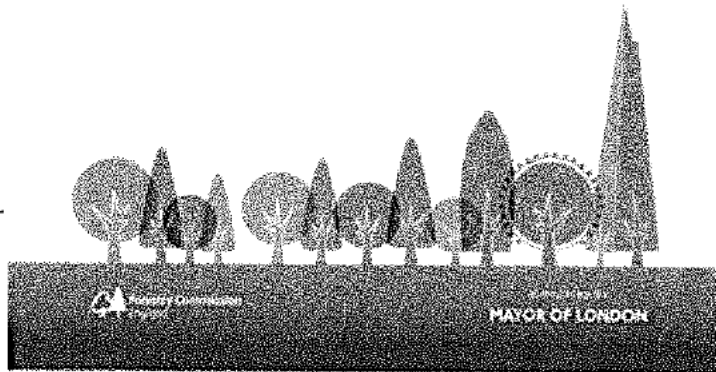
[REDACTED]

Greenspaces Development Officer
Greenspaces & Leisure
Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, London, NW9 4EW,
Tel [REDACTED]
Barnet Online: www.barnet.gov.uk

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Winner of Mayors Street Tree Programme Award 2008-15 & 2019



From [REDACTED]

Sent: 11 November 2019 08:18

To: [REDACTED]

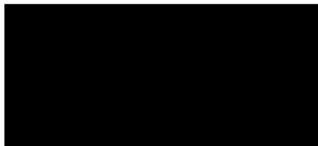
Cc: Tony Rogers <tony.rogers@aprservices.net>

Subject: RE: 2190821 Victoria Park boundary survey , N3

Hi Martin,

Our surveyors will visit site on Wednesday afternoon this week.
Should be a week until we are ready with the drawing

Regards



For and on Behalf of APR Services Ltd.

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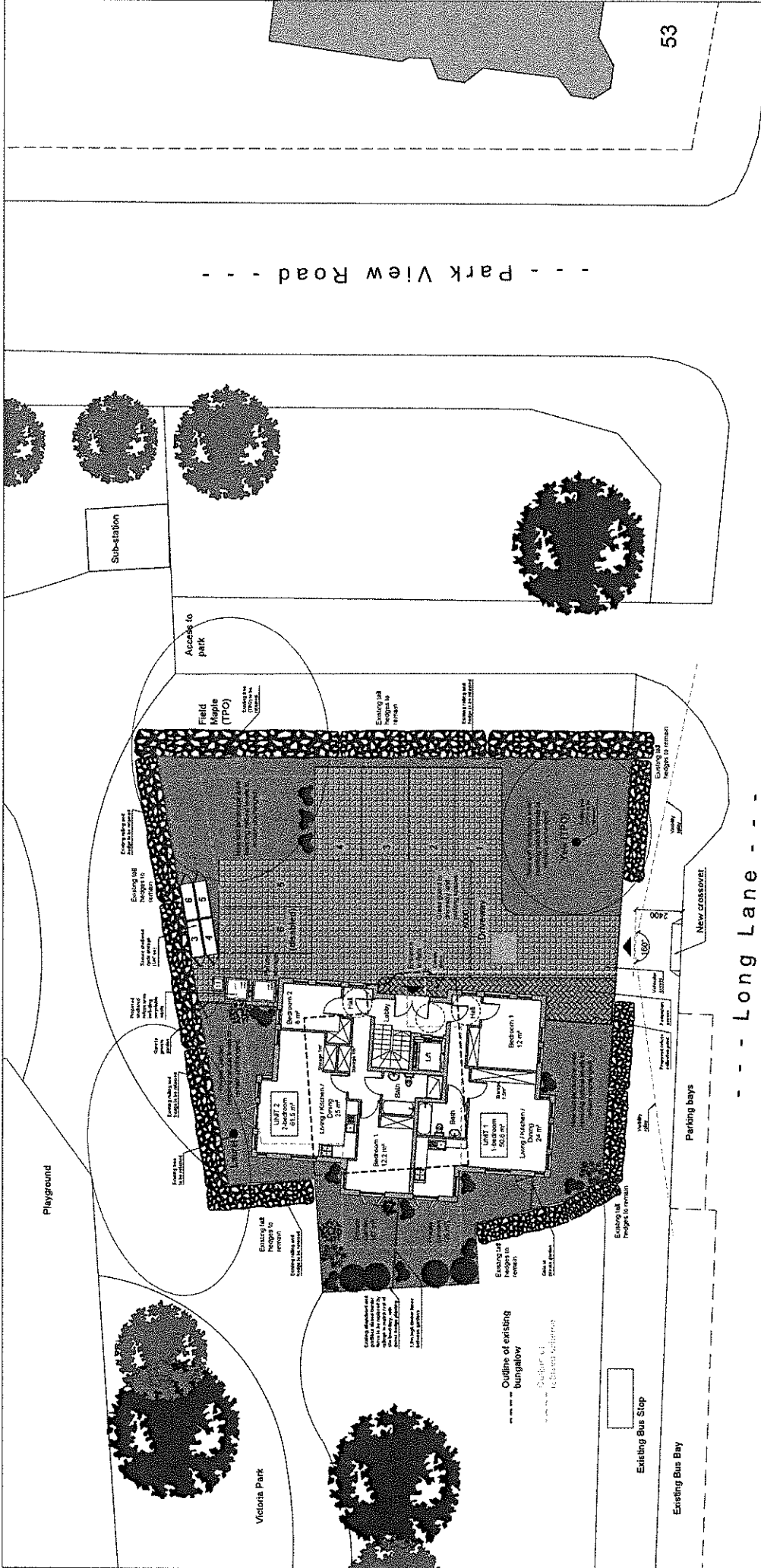
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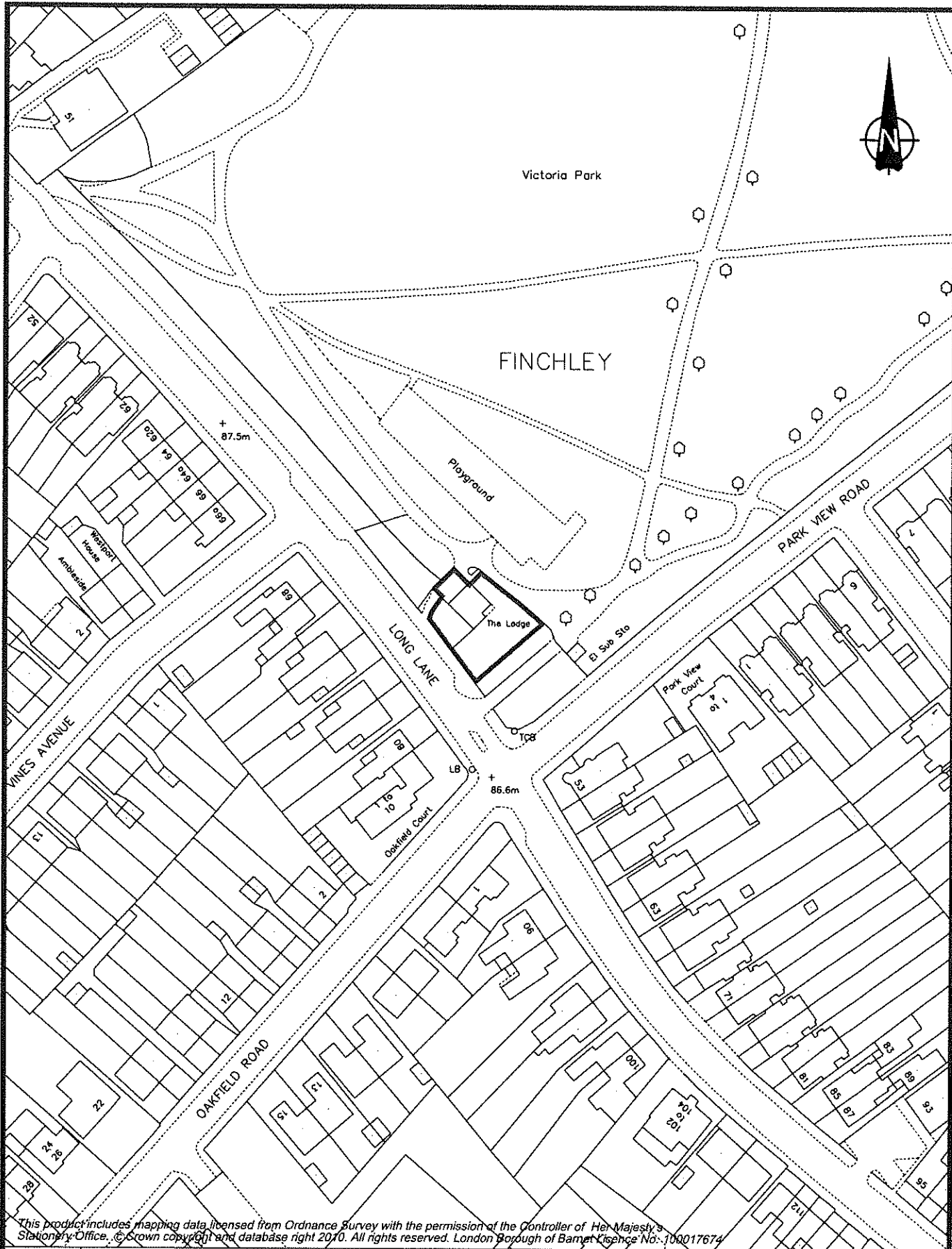


Proposed Ground Floor Plan
Scale 1:100
Metres
1:100 0 1 2 3 4 5 10



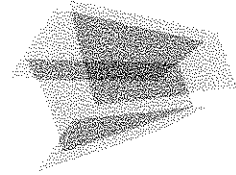
Proposed Street Scene (Long Lane)
Scale 1:500

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<p>Project</p> <p>Proposed Ground Floor Plan</p>		<p>Client</p> <p>Victoria Park The Long Lane Lane London N2 2JY</p>		<p>Project</p> <p>Proposed Ground Floor Plan</p>		<p>Architect</p> <p>TAL ARC LTD. ARCHITECTURE DESIGN 25, CANAL STREET LONDON N2 2JY, U.K. T: 020 3303 9916 E: info@talarc.co.uk W: www.talarc.co.uk</p>		<p>Project Title</p> <p>The Long Lane Lane</p>	
<p>Project</p> <p>Proposed Ground Floor Plan</p>		<p>Client</p> <p>Victoria Park The Long Lane Lane London N2 2JY</p>		<p>Project</p> <p>Proposed Ground Floor Plan</p>		<p>Architect</p> <p>TAL ARC LTD. ARCHITECTURE DESIGN 25, CANAL STREET LONDON N2 2JY, U.K. T: 020 3303 9916 E: info@talarc.co.uk W: www.talarc.co.uk</p>		<p>Project Title</p> <p>The Long Lane Lane</p>	



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Initiated by A.S.	SCHEME: VICTORIA PARK LODGE	Craig Cooper, Commercial Director.	BARNET LONDON BOROUGH VALUATION SECTION
Drawn by K.E.B.	LONG LANE, FINCHLEY, N3 2PY		
Checked by A.S.	TITLE: PROPOSED DISPOSAL	London Borough of Barnet, North London Business Park, Oakleigh Road South, New Southgate, London, N11 1NP. Tel. 020 8359 2000	DRAWING No.
Date 21/06/10	Scales 1:1250		24158



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RE Boundary at the former Lodge, Victoria Park, Finchley

Explanation of methodology of identifying the boundary and marking out.

Documents made available – red lined plan of plot

We attended site and carried out a measured survey of the features in the vicinity of the boundaries around the plot of lands that was formally known as 'The Lodge'. The survey was carried out using a Trimble S6 total Station and related to the Ordnance Survey Grid via GNSS observations.

Once the survey data was processed and a drawing produced the Ordnance Survey digital data was purchased and overlaid onto the survey drawing.

The provided Red line Plan was then aligned to the drawing using the Ordnance survey data to align.

This showed that the Red Line drawing was based upon the current OS data and aligned with the OS mapping very well.

The alignment with the features remaining that could describe a boundary as surveyed was reasonable.

The line of the boundary produced on our drawing No 919499 is based upon the existing physical features in conjunction with the red line plan. Physical features used to identify the boundary overriding the line from the plan. Where no physical features remained, the Red Line was used.

Most remaining features followed the lines on the Red Line Plan.

On the north-eastern boundary there was only the remains of a root line as to where there once was a mature privet hedge. We were advised that there was an Iron railing fence that run along the park side of the hedge.

There is a small section of fence remaining together with the hedge on the eastern corner. The fence was measured as being an average of 0.350 metres from the centreline of the hedge root line on the portion of fence and hedge that remains.

The root line of the hedge where surveyed was drawn through as one straight line, then offset the 0.350 metres to give represent the line of where the iron railing fence once stood. The line shown on the OS data weaves along this line.

The return on the boundary at the northern corner was taken as where the red line plan showed it, the corner being the intersection of this line and that of the offset line.

I trust this explains the methods used.



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T: +44 208 449 9143 F: +44 208 449 9153 E: mail@aprservices.net W: www.aprservices.net
Topographic & Measured Building Surveys, Underground Utilities Surveys, CCTV, Laser Scanning, 3d Model
ISO 9001/2015 Accredited. Member of The Survey Association. Construction Line Approved. Co. No. 2990864

Martin Thompson
 L. B. of Barnet (Parks & Open Spaces)
 London Borough of Barnet
 North London Business Park
 Oakleigh Road South
 London
 N11 1NP

Invoice Number: 29775

Invoice Date:	28-Nov-19	JobNo: 919499
Order No:	100058301	

Description:

Victoria Park, N3 - Boundary Survey For carrying out a boundary survey and producing drawings and report
--

Total	VAT at 20%	Amount Due
£690.00	£138.00	£828.00

Terms: Nett within 21 days of invoice date - Interest will be charged for late payment

Please use new bank details below and include invoice number in BACS Payments



Cheque / BACS Payments to: Sumo Services Limited
 NatWest Account: [REDACTED] Sort Code: [REDACTED]
 BIC: NWBK GB 2L IBAN: GB28 NWBK 600846 71466703
 Vat No. 779 6009 84 Company Registration No. 4275993
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Arboricultural Impact Assessment

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

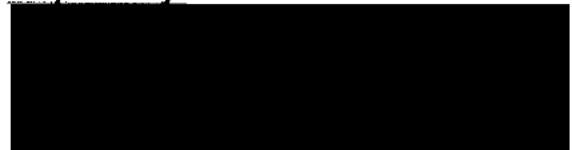
At:-

The Lodge
Long Lane
London
N3 2PY

On behalf of:-

The Lodge Victoria Park Ltd
c/o Tal Arc Ltd
2a Crescent Road
London
N3 1HP

Prepared by:



Survey Date: 27th January 2017
Report Date: 6th June 2017
Project no: 992

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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment relates to the proposed demolition of the existing building and replacement with a new building containing six flats, and provides recommendations for the management of trees on the site. It has been instructed by Tal Arc Ltd on behalf of the owners.
- 1.2** 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.
- 1.3** This survey and report have been prepared in accordance with recommendations provided in BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.
- 1.4** Documentation supplied:
 - Topographical Survey
 - Tal Arc Ltd, Proposed Ground Floor Plan, drawing no: LL-PP3-O1

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, located within the area shown on the 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 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.
- 2.4 Tree details have been added to the plan received which is 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, normally of the same species, are located close together and are similar in character and 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,W and E 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. (Green)
- ☐ Category B: moderate quality trees, able to make a significant contribution for at least 20 years. (Blue)
- ☐ Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter.(Grey/Uncoloured)

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 principally for planning purposes. Although any obvious structural defects have been noted, a full Tree Hazard Assessment has not been carried out.

4 FINDINGS AND PROPOSALS

4.1 Site Overview

- 4.1.1 The proposal is to demolish the existing building and replace it with a new building containing six flats. The proposed site layout, together with tree details, is shown on the Tree Protection Plan included as Appendix A.
- 4.1.2 The existing pedestrian entrance is to be widened to allow vehicle access and grasscrete, or similar, laid. The new building is located in the same part of the site as the existing building. This proposal includes a very much smaller building than included in the previous, refused, application (ref: 16/4524/FUL).
- 4.1.3 There are two high quality trees, protected by Tree Preservation Orders, on the site. T1 is a mature field maple growing just outside the site, but leaning into it. This is an attractive tree of great character, which could develop into a future veteran. T4 is a younger yew, showing good vigour and in a prominent location on the corner of the entrance to the park, and which has the potential to grow on for a considerable period. There is also a multi-stemmed laurel, T3, which is growing over into, and adding to the overall character of the park. It is also providing good evergreen screening between the park and the site and, therefore, although it is not a high quality tree, we have suggested that it is retained. These trees are shown in the photos included in Appendix E. Other trees and hedges within the site, while providing screening, are of far less importance.

4.2 Legal Protection of Trees

- 4.2.1 It is understood that Barnet Council have a Tree Preservation Order protecting the field maple (T1) and the yew (T5).

4.3 Tree Work

- 4.3.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 4.3.2 Two trees are proposed for removal, as detailed in section 5.1 below.
- 4.3.3 All tree work should be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

4.4 Tree and Root Protection

- 4.4.1 Root Protection Areas are shown for all trees in the tree schedule attached as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the plan enclosed as Appendix A. This shows the distance that construction must normally be kept back from a tree, to provide the Root Protection Area recommended in BS 5837.
- 4.4.2 The Root Protection Area for the yew (T5) has been offset away from the road, since it is likely that more roots will be within the garden than under the road.
- 4.4.3 The location of Tree Protection Fencing is shown on the drawing attached as Appendix A. This provides full protection of all Root Protection Areas, other than for:
- ☐ trees, where No-Dig Construction must be used, within areas cross hatched blue on the Tree Protection Plan, as described in section 4.5 below.
 - ☐ trees where Ground Protection Areas have been defined, as shown cross hatched in cyan on the Tree Protection Plan, and where roots must be protected as described in section 4.6 below.
- 4.4.4 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 BS 5837:2012, which is reproduced as Appendix D.
- 4.4.5 Tree Protection Fencing must initially be erected around the outer perimeter of the No-Dig areas, where indicated "D" on the drawing, then moved to the inner perimeter, where indicated "C" as work on that particular area commences.
- 4.4.6 After erection of Tree Protection Fencing, two days notice must be given to the Local Planning Authority before any demolition, starts on site. 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.

4.4.7 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
ARE SUBJECTS OF A TREE PRESERVATION ORDER

(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL
PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- ☐ The Protection Fence must not be moved
- ☐ No person, machine or plant shall enter the area
- ☐ No materials or spoil shall be deposited
- ☐ No excavation shall occur

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

4.5 No-Dig Construction Areas

4.5.1 The No-Dig areas, shown hatched blue on the Tree Protection Plan, must be constructed without excavation apart from the removal of turf/organic matter, which should be carried out by hand. Excavators, dumpers and other site traffic must not be allowed to track on the No-Dig areas until roots are protected.

4.5.2 Engineering details for the No Dig sections of car park and cycle store must avoid localised compaction, using both a two dimensional geogrid, and a three dimensional cellular confinement system as integral components of the sub-base. A typical section is shown on the Tree Protection Plan. As well as being fit for purpose, the design and methodology must protect tree roots, by ensuring the following:-

- topsoil/turf must be removed carefully by hand to a maximum of 75mm, or less if roots are found nearer the surface.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- a suitable two dimensional geogrid, such the TriAx Geogrid supplied by Tensar International (www.tensar.co.uk). or LBO220 Bi-orientated Geogrid supplied by Geosynthetics Ltd (www.geosyn.co.uk), must be laid over the entire area and underneath the edging.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be constructed to manufacturers instructions on top of the geogrid. Products that might be considered include Geoweb, supplied by Cooper Clarke Group Ltd (01204 862 222) or Cellweb, supplied by Geosynthetics Ltd (01455 617 139).
- the cellular confinement system must be filled with clean (no fines), washed angular, 40/20mm, stone to provide load support, while allowing air and moisture to permeate to the root zone.

- a further permeable, non-woven geotextile membrane, such as TreetexT300, or an alternative approved product which has similar oil trapping qualities, must be laid over the cellular confinement system.
- within the drive and car park grasscrete, or similar, will then be laid to ensure permeability and maintain a "green" appearance
- a concrete base will be laid, on the same sub-base build up, for the cycle store
- removed turf/topsoil can be used to grade surrounding ground levels and to add to the grasscrete panels.

4.5.3 Part of the proposed building, which falls within the Root Protection Area of the laurel T3, must be constructed without excavation, using piled foundations. Engineering details must avoid localised compaction, using a three dimensional cellular confinement system as an integral component of the sub-base. A typical section is shown on the Tree Protection Plan. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-

- topsoil/turf must be removed carefully by hand to a maximum of 75mm, or less if roots are found nearer the surface.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be constructed to manufacturers instructions on top of the geotextile. Products that might be considered include Geoweb, supplied by Cooper Clarke Group Ltd (01204 862 222) or Cellweb, supplied by Geosynthetics Ltd (01455 617 139).
- the cellular confinement system must be filled with clean (no fines), washed angular, 40/20mm, stone to provide load support, while allowing air and moisture to permeate to the root zone. The depth of the cellular confinement system must be confirmed with the suppliers as being adequate to protect the ground during pile driving operations.
- pile locations must be marked and trial holes dug, by hand, to a depth of 750mm. If roots over 25mm diameter are found, the pile positions must be shifted to avoid them.
- each pile position must be sleeved using plastic piping or a polythene coated cardboard tube to prevent concrete from the pile leaching into the root zone. Piles can then be driven.
- a further non-permeable, geotextile membrane, or heavy-duty polythene must then be laid before the reinforced concrete base is laid, which will be supported by the piles.
- removed turf/topsoil can be used to grade surrounding ground levels.

4.5.4 No-Dig construction will result in an increase in levels. This has been fully taken account of in all other aspects of the design, with the finished ground floor level designed to be 200mm above existing ground levels.

4.6 Ground Protection Areas

- 4.6.1 Ground Protection Areas are shown hatched cyan on the Tree Protection Plan.
- 4.6.2 One section consists of the existing tarmac path, which is within the Root Protection Area of the yew, T5, which is to be replaced with soft landscaping. This path must be broken up and removed by hand. Immediately after removal, good quality topsoil, supplied to BS3882:2007, must be laid.
- 4.6.3 Adjacent to the new building, where pedestrian movement and erection of scaffolding will take place within the Root Protection Areas of trees, the ground between the Tree Protection Fencing and the building must be protected by either 25mm plywood or side butting scaffold boards, on top of a compressible layer of sand or woodchips, laid onto a geotextile. Alternatively, scaffold boards can be fixed on a driven scaffold frame, so as to form a suspended walkway.

4.7 Services

- 4.7.1 The proposed route for incoming services is shown on the Tree Protection Plan and is well away from the Root Protection Area of any retained trees.
- 4.7.2 Three soakaways for rainwater will be included. One will be in the north-west corner of the site and two will be under the driveway / parking area. The precise size and location will be determined post-planning and included in the detailed Arboricultural Method Statement, to be approved before construction work starts, however all three will be well away from the Root Protection Areas of any retained trees.

4.8 General measures

- 4.8.1 No construction activity whatsoever must be allowed within Root Protection Areas, other than that specifically described above. On no account must these areas be used for routing of underground services, storage of materials or on-site parking.
- 4.8.2 No mixing of cement, or concrete, or storage of fuel must take place within 10m of retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 4.8.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

- 4.8.4 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 should not be used within the Root Protection Areas.
- 4.8.5 A copy of the Tree Protection Plan must be kept on site and should be fully understood by the Site Agent.

4.9 Bat roosts

- 4.9.1 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.

4.10 Birds

- 4.10.1 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.

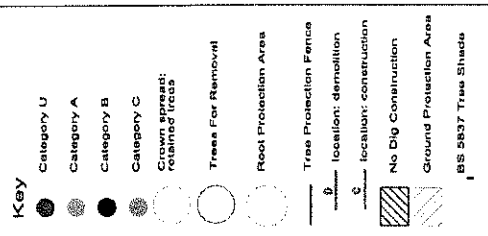
4.11 Arboricultural Supervision

- 4.11.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:
- to prepare a detailed Arboricultural Method Statement, after input and agreement from the contractor, to be approved by the Local Planning Authority before work on site commences. This must include detailed engineering sections for the No-Dig section of the building, together with details of services, drainage and contractors facilities.
 - to inspect Tree Protection Fencing once erected, prior to construction or demolition starting on site.
 - to inspect as the construction of the No-Dig sections commences.
 - to advise on any issues at the request of the local planning authority, the developer 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.

5 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:
- Category C – low quality: 2 trees
 - T2 – an 1.5m Lawson cypress showing poor structure.
 - T9 – a low quality, three stemmed, 6m tall ash.
- 5.2 Neither of the trees to be removed has any particular merit, and new trees will be included in the landscape plan, which will mitigate for their loss.
- 5.3 Protection measures have been specified to protect all retained trees, including No-Dig construction for sections of the car park and building. New hard surfacing will cover approximately 16m², or 12.5%, of the un-surfaced part of the Root Protection Area of the field maple, T1. This is well within the 20% maximum recommended in BS5837.
- 5.4 New hard surfacing will also cover 14m² or approximately 20% of the Root Protection Area of the yew, T5. Although this is the maximum recommended in BS5837, since new surfacing will be permeable, it is unlikely to affect the long-term health of the tree.
- 5.5 There is a possible risk of root damage to the laurel during the pile driving operation. However, laurel tend to be resilient and, providing the recommendations provided are followed, they are unlikely to be seriously affected.
- 5.6 Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back from trees to ensure their future sustainability. If large trees are too close to buildings, future occupiers may be likely to seek their reduction, or removal, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment. Section 5.2.2 of BS 5837:2012 states that “an indication of potential direct obstruction of sunlight can be illustrated by plotting a segment with a radius from the centre of the stem equal to the height of the tree, drawn from due North West to due East, indicating the shadow pattern through the main part of the day.”
- 5.7 Shading patterns for key trees have been shown on the plan. This shows that the building is outside potential shading areas.
- 5.8 Provided the recommendations in this report are followed, the arboricultural impact of this development is considered acceptable, with no significant trees being removed, protection measures specified for all retained trees and arboricultural supervision included to assist with implementation.

[illegible]

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JOB TITLE THE LODGE LONG LANE	DRAWING TITLE TREE PROTECTION PLAN	DRAWING NUMBER 992-01	REV B
REVISIONS			
SCALE 1:150 at A2	DATE JUN 17	DRAWN BY sjss	



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 (m ²)
				N	S	E	W								
T1	Field maple	6	610	6.5	6	4	6.5	1.9	Mature	Growing just the other side of boundary fence, and leaning to northwest into site. Main stem bifurcates at 1.9m. Occasional dead and broken branches, but an attractive feature tree showing reasonable vigour. Burring at base and small cavity to north at 1.3m, but no signs of ongoing decay.	Remove dead and broken branches.	20-40	A-B2	7.3	168
T2	Lawson cypress	11.5	300	2	2	2	2	2.6	Early mature	Previously topped at 2.2m, from where there are now four, candelabra like, stems. Reasonable vigour, but poor structure. Laurel (T3) stem rubbing against main trunk.	Remove to facilitate development	10-20	C2	3.6	41
T3	Laurel	4.5	420	6	1	6	4.5	1.6	Mature	Three main stems at ground level, 12 stems at 1.5m - average 120mm. Poor structure, but providing evergreen screening and some amenity value within park.		15-30	B-C2	5.0	80
T5	Yew	7.5	390	4	5	4.5	4	N 0.2 S 1.0 E 1.6 W 0.3	Early mature	Attractive tree, showing good vigour.		>40	A2	4.7	69
T7	Swedish whitebeam	5.5	120	1	0	0.5	1.5	2.0	Semi- mature	Four stems from 2m. Slight lean to northwest.		10-20	C2	1.4	7
T9	Ash	6	75	1.5	1	1.5	1	1.3	Semi- mature	Three stems from base - 40, 40 & 50mm. Growing through tarmac at base of fence - tight forks.	Remove to allow new planting	15-30	C2	0.9	3
G10	Privet hedge	3.2	25 - 75					0.2	Mature	Stems to south to 1.6m, but providing screening from outside site.		5-15	C2	0.9	3
G11	Privet hedge	1.7	25 - 100					0.2	Mature	Growing just outside fence. Recently cut. Providing partial screening.		5-15	C2	1.2	5
G12	Privet hedge	1.7	25 - 75					0.2	Mature	Low quality - gaps to approx 50%.		5-15	C2	0.9	3
G13	Leyland cypress	1.6 - 2.2	80 - 120					0.1	Early mature	Previously cut to 1.7m, but growing out. Dead patches. Low amenity value.		10-20	C2	1.4	7
T14	Holly	3	60	1	1	1	1	0.3	Semi- mature	Growing under the canopy of T1, within hedgerow. Can provide future screening.		15-30	C2	0.7	2
G15	Privet	2.1 - 3	50 - 125					0.1	Mature	Showing reasonable vigour and providing good screening.	Trim to install cycle shelters	10-20	C2	1.5	7

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, irreparable, 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 <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>	See Table 2												
Trees to be considered for retention														
<table border="1"> <thead> <tr> <th>1 Mainly arboricultural qualities</th><th>2 Mainly landscape qualities</th><th>3 Mainly cultural values, including conservation</th></tr> </thead> <tbody> <tr> <td colspan="3">Category A 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)</td></tr> <tr> <td colspan="3">Category B 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</td></tr> <tr> <td colspan="3">Category C Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td></tr> </tbody> </table>			1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Category A 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)			Category B 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			Category C Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories		
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Category C Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories														
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	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)												
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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												
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	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												

British Standard BS 5837:2012

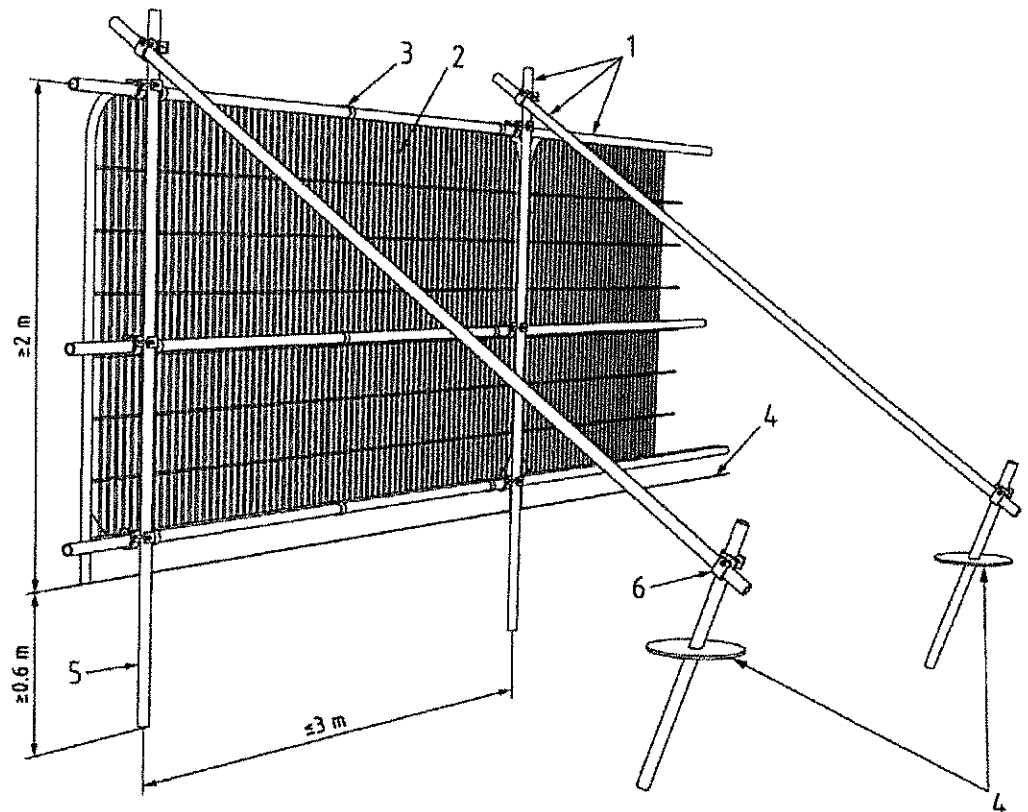
Default specification for protective barrier

Appendix D

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

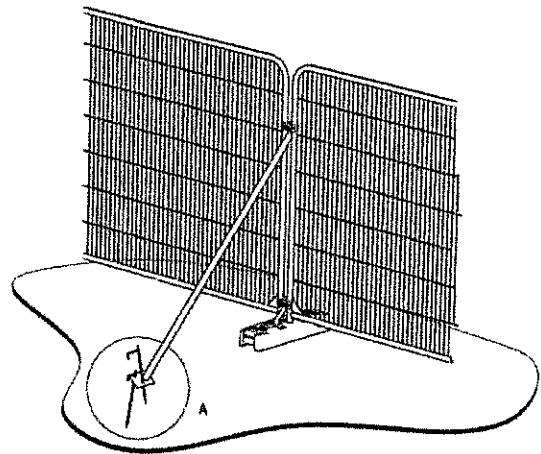
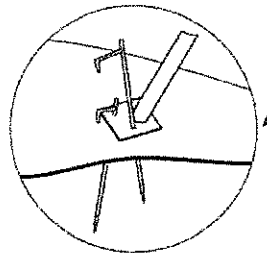
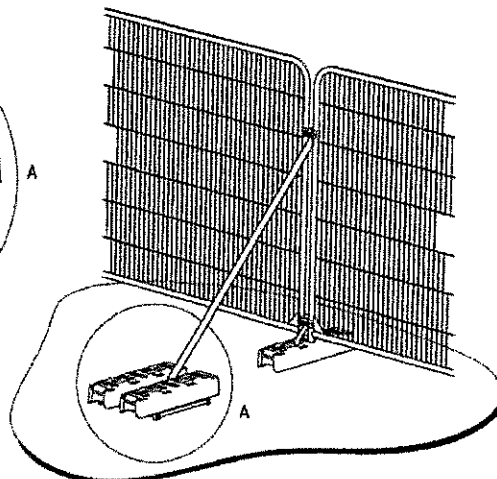
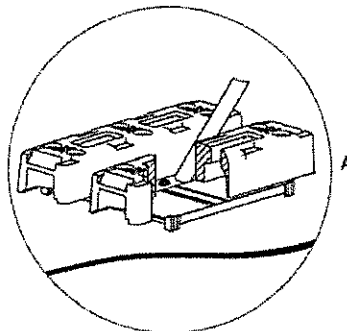
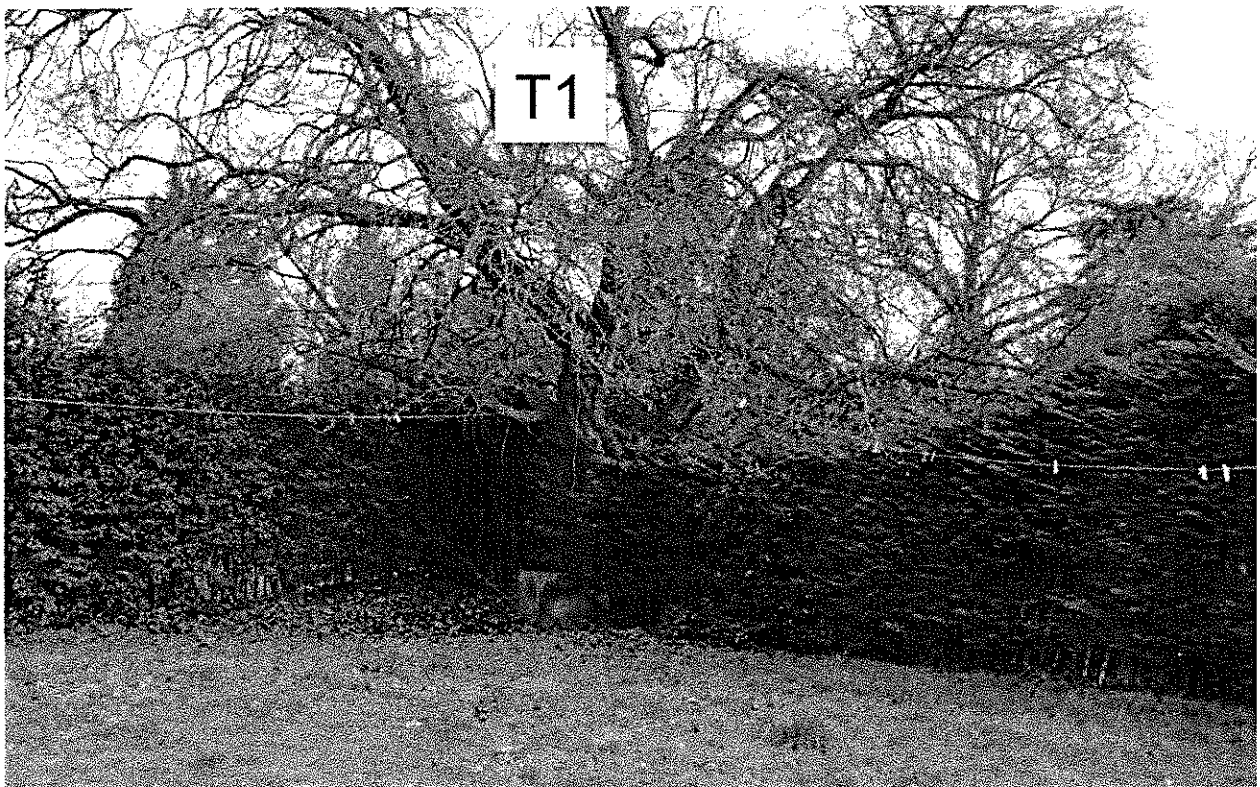


Figure 3b

Stabiliser strut mounted on block tray



Appendix Ei)



Appendix Eii)

