

Category B & C sycamore trees/roots removed throughout garden:

- spoil view
- cast too much shade
- poor etiolated forms
- too close to synagogue

Retain/coppice/add to existing remnants of mixed hedge:

- backdrop/screen
- wildlife corridor

Flatter central area:

- formed of fill from original building works?
- fairly recent debris to be cleared
- main area to link with synagogue access/use

Boundary fence needs to be made secure, in agreement with neighbours

Property boundary undefined - needs securing

Most of site overgrown with bramble/ivy/self-sown trees:

- vegetation to be cleared
- check trees/ivy for bats
- transplant suitable saplings for boundary hedge
- keep some logs for use on site

Restrict future access to corner area

- neighbour privacy
- restricted views

Gate needed for neighbour security

2.23m drop - safety measures required

Stone retaining wall - keep intact

Manage curtain of ivy and overgrown remains of privet hedge on top of wall

Safeguard neighbours' right of way but change/remove closeboard fence and gate to open up Primrose Hill forecourt for restoration

Good low stone wall/step feature - pre-dates synagogue - to retain

2.26m drop - safety measures required

Most suitable place for pedestrian access to lower part of garden - breach in wall required

6m overall drop - 1 in 2.5 average gradient. Too steep to manage unless terraced

'Splendid view of surrounding hills'

Keep/restore old wall feature

Double doors:

- access to garden
- view through to garden

Dark looming facade. Consider enlivening with banners

Steps too steep & in poor condition - repair & close off from general use

Views out from windows

Rear area:

- structurally unsound
- redeveloped for stability & plant buildings, etc.
- include garden storage space?

4.5m overall drop - 1 in 2.5 average gradient

'Splendid view of surrounding hills' including over PH roof

Pole & o/h cables in way of potential vehicle access

Vehicle access needed for works and occasional maintenance/emergency/servicing - slope re-graded. In agreement with neighbours

Keep/protect good large old multi-stemmed sycamore and roots

Private lane:

- neighbour agreement needed for access during works and occasionally in future
- verge tidying-up/planting as compensation

Dressed and rough stone from demolished walls and debris re-used within garden

Security fence and gate needed adjacent to retaining wall

Keep stone retaining wall and infill gap

Category C diseased ash trees to be removed

TOPOGRAPHY

VEGETATION

STRUCTURAL

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BOUNDARY



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