



Arboricultural Impact Assessment

for planning purposes

The Courtyard Building
1 Alfred Place
London
WC1E 7EB

October 2024

240718-PD-11d

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Author	Chris Wright
Checked by	Kimberley Howard
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1 EXECUTIVE SUMMARY

- 1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Knighton Estates Limited* ('the Client').
- 1.2 The proposed development of *The Courtyard Building* ('the Site') is for the refurbishment and extension of the building to provide commercial, business and service use (*Class E*) including infill extension, roof extension and replacement facades to *Alfred Place*, reconfiguration of entrances and servicing arrangements, rooftop plant equipment, PV panels, new landscaping, provision of cycle parking, and other ancillary works ('the Proposed Development'), within the area administered by the *London Borough of Camden* ('the LPA').
- 1.3 The Site was visited, and the trees surveyed, referring to the recommendations of BS5837, on the 19th of September 2024.
- 1.4 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Bloomsbury CA*, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.
- 1.5 The Proposed Development will require the removal of the *Category C* pear tree (i.e., T21) that is located within the bounds of the Site. There is capacity for this tree to be replaced with a new specimen within the surrounding public realm.
- 1.6 The Proposed Development will require the pruning of at least 3no. *Category B* trees that surround the Site, which in all cases will carry a low impact.
- 1.7 The Proposed Development is considered to have the capacity to carry a low impact to the trees that surround the Site, subject to implementation under the guidance of an *Arboricultural Method Statement* (that can be prepared in response to a suitable planning condition).

2 INTRODUCTION

Instruction

- 2.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Knighton Estates Limited* ('the Client').

Author

- 2.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate (LANTRA)*, and has received a *BSc (Hons) Conservation and Environment (2:1)* from *Writtle University College*.

Proposed development

- 2.3 The proposed development of *The Courtyard Building* ('the Site' - see *Figure 1*) is for the refurbishment and extension of the building to provide commercial, business and service use (*Class E*) including infill extension, roof extension and replacement facades to *Alfred Place*, reconfiguration of entrances and servicing arrangements, rooftop plant equipment, PV panels, new landscaping, provision of cycle parking, and other ancillary works ('the Proposed Development'), within the area administered by the *London Borough of Camden* ('the LPA').

Scope

- 2.4 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

- 2.5 The Site was visited, and the trees surveyed, referring to the recommendations of BS5837, on the 19th of September 2024 by the Author. The details of this survey are found within the Report appendices.

Health and safety

- 2.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees, in the context of this Report.



Figure 1: Showing the general area discussed in this Report within the green line and sourced from Google Earth (note: this is not the red line boundary plan of the Proposed Development).

Report preparation

External documents

- 2.7 This Report has been prepared, with reference to the following supplied documents and information:
- *Topographical Survey (1071-DIG-T-01-P01);*
 - *Existing Basement Level Plan (2311-EMR-Z00-B01-DR-A-00101-S2-P01);*
 - *Existing Ground Floor Plan (2311-EMR-Z00-000-DR-A-00102-S2-P01);*
 - *Existing Roof Level Plan (2311-EMR-Z00-R01-DR-A-00107-S2-P01);*
 - *Existing East Elevation (2311-EMR-ZZZ-ZZZ-DR-A-00114-S2-P01);*
 - *Existing South Elevation (2311-EMR-ZZZ-ZZZ-DR-A-00115-S2-P01);*
 - *Existing West Elevation (2311-EMR-ZZZ-ZZZ-DR-A-00116-S2-P01);*

- *Proposed Basement Level Plan (TCB-EMR-Z00-B01-DR-A-02101-S2-PL01);*
- *Proposed Ground Floor Plan (TCB-EMR-Z00-000-DR-A-02102-S2-PL01);*
- *Proposed First Floor Plan (TCB-EMR-Z00-001-DR-A-02103-S2-PL01);*
- *Proposed Second Floor Plan (TCB-EMR-Z00-002-DR-A-02104-S2-PL01);*
- *Proposed Third Floor Plan (TCB-EMR-Z00-003-DR-A-02105-S2-PL01);*
- *Proposed Fourth Floor Plan (TCB-EMR-Z00-004-DR-A-02106-S2-PL01);*
- *Proposed Fifth Floor Plan (TCB-EMR-Z00-005-DR-A-02107-S2-PL01);*
- *Proposed Roof Level Plan (TCB-EMR-Z00-R01-DR-A-02108-S2-PL01);*
- *Proposed Elevation 1 (2311-EMR-ZZZ-ZZZ-DR-A-05101-S2-P05);*
- *Proposed Elevation 2 (2311-EMR-ZZZ-ZZZ-DR-A-05102-S2-P03);*
- *Proposed Elevation 3 (2311-EMR-ZZZ-ZZZ-DR-A-05103-S2-P03);*
- *Proposed Basement Level Demolition (2311-EMR-Z00-B01-DR-A-70101-S2-P02);*
- *Proposed Ground Floor Plan Demolition (2311-EMR-Z00-000-DR-A-70102-S2-P02); and*
- *Proposed Roof Level Demolition (2311-EMR-Z00-R01-DR-A-70107-S2-P02).*

Appendices

2.8 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Tree works

2.9 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full*, *Outline*, or *Hybrid Planning Permission* with all relevant pre-commencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.

- 2.10 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

- 2.11 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:
- **Arboricultural Method Statement ('AMS')** - *"methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained"*.
 - **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
 - **Root Protection Area ('RPA')** - *"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority"*.
 - **Service(s)** - *"any above- or below-ground structure or apparatus required for utility provision"* that may for example include *"drainage, gas supplies, ground source heat pumps, CCTV and satellite communications"*.
 - **Tree Protection Plan ('TPP')** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures"*.

Arboricultural impact definitions

- 2.12 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:
- **Low impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
 - **Moderate impact** - The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy

could be undermined and its BS5837 categorisation consequently may be subject to change.

- **High impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

3 SITE INFORMATION

Current Site use

- 3.1 The Site fronts *Tottenham Court Road*, *Store Street* and *Alfred Place* (see *Figure 2* & *Figure 3*). It is located within the *Bloomsbury Ward* and is located within the *Central London Area*, *Bloomsbury Conservation Area* and *Camden's Knowledge Quarter*.
- 3.2 Both buildings on the Site were built around 1908 during a redevelopment of the adjoining block designed by architects *Read & MacDonald*. The 3no. and 4no. storey structures were both designed to have the collaborative function of retail and manufacturing. The gap between them in elevation on *Alfred Place* is currently used as an access courtyard spanned by the 90s extension that connects the two.



Figure 2: Looking north towards the Site from the western side of Tottenham Court Road, showing T17 (far right) and T19 (far centre-left) as points of reference.



Figure 3: Looking west towards the Site from the southern side of Store Street, showing T8 (front right) and T16 & T17 (far left) as points of reference.

Relevant planning history

- 3.3 There is considered to be no relevant planning history, in the context of this report and the Proposed Development.

Geotechnical information

British Geological Survey

- 3.4 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which the recorded superficial deposits are *Lynch Hill Gravel Member* (comprised of gravels and sands).

- 3.5 There are publicly available borehole logs taken from adjacent to the Site (including *TQ28SE1324*, *TQ28SE1326*, & *TQ28SE1327* on the southern side of the junction of *Tottenham Court Road* and *Store Street*, and *TQ28SE140* & *TQ28SE1554* further north along *Alfred Place*) that confirm the presence of various soil components including made ground, clays, gravels, and sands.

Root morphology

- 3.6 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 4.1 The surveyed trees are located predominantly around the edges of the Site within the public realm (comprising T1-T20 - see *Figure 2*, *Figure 3*, *Figure 4*, *Figure 5*, & *Figure 6*), though there is 1 no. tree that is located within the Site itself - specifically, T21 (see *Figure 7*).



Figure 4: Looking north-west down Alfred Place from Store Street, showing T8 (front centre) as a point of reference.

- 4.2 In particular, to the east of the Site along *Alfred Place* are T1-T8 (see *Figure 4*), which generally comprise multi-stemmed birch; though, T1 is a mature London plane tree that is the southern-most individual of a longer line of trees that extends northwards (i.e., away from the Site), and T8 is an early-mature cherry tree. There are also some multi-stemmed shrubs within this area, though these have not been surveyed - the focus of this Report is on the trees that are within or surround the Site.



Figure 5: Looking east down Store Street from its junction with Tottenham Court Road, showing T18 (front centre-left) and T16 & T17 (far centre-right) as points of reference.

- 4.3 To the south of the Site, there are also trees along *Store Street* - this includes T9-T18 (see *Figure 5*). With the exception of T18, these comprise London plane trees of which most are mature and subject to varying forms of crown management. The closest 3no. trees to the Site on this southern aspect are T16-T18 (2no. London plane & 1no. maple), which are within the footpath on the northern side of Store Street adjacent to which the Site is located (see *Figure 6*) - both T16 and T17 are subject to crown reductions, which primarily includes cutting their crowns away from the southern elevation of the adjacent building within the Site.
- 4.4 To the west of the Site are a further 2no. trees along *Tottenham Court Road* (T19 & T20), which both appear to be elm cultivars - the former is located adjacent to the Site and its crown is growing in close proximity to the adjacent elevation of the building, whilst the latter is located further north and has been surveyed only to provide a 'complete' portrayal of trees within the vicinity of the Site.



Figure 6: Looking north-east along Store Street adjacent to the Site (left), showing the stems of T16 (far centre) and T17 (front right) in relation to the closest elevation of the building.

- 4.5 Within the Site itself is a semi-mature pear cultivar (T21), which is located in an internal courtyard area accessed from *Alfred Place*. Access to inspect it was not possible during the survey due to the presence of hoarding, and its exact location and dimensions have been estimated and should be treated as indicative only.

Visibility

- 4.6 With regard to the visibility of the surveyed trees, all are clearly visible from the public realm; and all are freely accessible with the exception of T21. Generally, the mature London plane trees are considered to provide the greatest amenity value, though fundamentally the area surrounding the Site is verdant - this is considered to be of particularly importance, given the urban character of the locality.



Figure 7: Looking south-west towards the eastern aspect of the Site along Alfred Place, showing T21 (centre) within the internal courtyard area.

BS5837 details

Survey criteria

- 4.7 The surveyed trees have been generally categorised, in terms of the arboricultural and landscape criteria as defined in BS5837. These criteria consider the arboricultural merits of individual trees, in addition to the wider value afforded in contributing to the character of the landscape.

BS5837 categorisation

- 4.8 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
- *Category B* (i.e., moderate-quality): 6no. trees;
 - *Category C* (i.e., low-quality): 8no. trees; and
 - *Category U* (i.e., poor-quality): 7no. trees.

Root Protection Areas

- 4.9 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees are growing, the circular RPAs have in particular instances been amended - specifically, to off-set RPAs from building footprints, and in the cases of younger trees to also off-set their RPAs from the adopted vehicular highway. These changes are reflected on the plans found in this Report's appendices.

Statutory protections

Conservation Areas

- 4.10 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Bloomsbury* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.

Tree Preservation Orders

- 4.11 The LPA does not publish details of its *Tree Preservation Orders* ('TPOs') online. It is not therefore known, from this information, whether TPOs apply to any of the surveyed trees. No direct communications have been undertaken with the LPA, to obtain information relating to any TPOs.

5 PLANNING POLICY AND GUIDANCE

National

Background information

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')², published in December 2023.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2023

- 5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 136** - *"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*

Greater London

Background information

- 5.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

- 5.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy G7: Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate*

replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".

Local

Background information

- 5.6 Planning policy at the local level is currently set out in the LPA's *Camden Local Plan* ('the LDP'), published in 2017.

Camden Local Plan 2017

- 5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy D2: Heritage** - *"The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; ... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area"; and*
- **Policy A3: Biodiversity** - *"The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees ... [and] l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development".*

Bloomsbury Conservation Area Appraisal & Management Strategy 2011

- 5.8 The *Bloomsbury* CA within which the Site is located has been appraised by the LPA, within the *Bloomsbury Conservation Area Appraisal and Management Strategy* document ('the CAA') that was published in 2011. The CAA places the entire Site into *Sub-Area 4*, which is referred to as *Grafton Way/Alfred Place/Tottenham Court Road*.

- 5.9 With regard to trees, the CAA identifies the London plane trees along *Alfred Place* (including T1) and adjacent to *South Crescent* (i.e., T10-T15) within the appraisal of *Sub-Area 4*; and more broadly it affords value to the mature trees within the *Store Street* vicinity. Fundamentally, the CAA recognises that all of the surveyed trees are of value, though it is noted that the semi- and early-mature trees along *Alfred Place* were not present until 2021-2022 and the CAA did not therefore appraise these (i.e., T2-T8).

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

- 6.1 The Proposed Development will require the removal of the *Category C* pear tree (i.e., T21) that is located within the bounds of the Site.
- 6.2 No removal of any of the surrounding off-Site trees is understood to be required, based on the details that this Report has been prepared in receipt of. Should this matter change for any reason (e.g., for logistical reasons) then all particulars will need to be agreed in advance with the LPA.

Reasons for removals

- 6.3 The removal of the pear tree is necessary, in order to facilitate the implementation of the Proposed Development - specifically, to undertake the demolition works at *1 Alfred Place* and *3 Alfred Place*. It is not considered feasible for this tree to be retained.

Impacts of removals

- 6.4 The loss of this pear tree is considered not to carry any particular adverse impact to the visual character of the surrounding public realm, given that the area that surrounds the Site contains many large and otherwise more prominent trees. Furthermore, the views of T21 are very limited - essentially, it is only visible from a narrow vantage along *Alfred Place*, given the positions of the surrounding buildings.
- 6.5 It is considered that there is capacity for this tree to be replaced within the surrounding area, should the LPA consider this appropriate - for example, along Alfred Place within some of the existing soft landscape areas (see *Figure 8* below). However, given the proposed layout of the Site, it is considered not to be feasible to plant a new tree within the red line boundary.



Figure 8: Looking north-east further along Alfred Place, showing the soft landscaping areas adjacent to the Site (with T1 to the far left and T2-T4 to the front right as points of reference).

Pruning

Numerical data

- 6.6 The Proposed Development requires the pruning of 3no. trees - specifically, T16, T17, and T19, which are all *Category B* trees (2no. London plane & 1no. elm) to the south and western aspects of the Site.
- 6.7 It may also be the case that T15 (a mature *Category A* London plane) and T18 (a semi-mature *Category B* maple) need to be pruned, though based on the current separation from the elevations of the building at the Site these 2no. trees are considered not to require any degree of pruning - this may change by the time that the Proposed Development is implemented, however.

Specifications of pruning

- 6.8 The specifications for pruning are included on the *Tree Work Schedule* at Appendix B of this Report, which for clarity involves the pruning back of T16 and T17 to their established pruning points on their building-facing aspects (creating a lateral separation from the building of approximately 2.5m and 3.5m, respectively - see *Figure 8*), and in the case of T19 pruning its building facing aspect to establish a lateral separation from the building of 1.5m (see *Figure 9*).



Figure 8: Looking up into the crowns of T16 (left) and T17 (right), showing the existing pruning points in both tree crowns in relation to the southern aspect of the building along Store Street.

Potential further specifications of pruning

- 6.9 In the cases of T15 and T18, their separations from the closest elevation of the building at the Site will be reviewed before any implementation works commence, to determine whether their crowns are suitably clear from the building. In the event that they are not suitably clear, a separation of 1.5m will be established (i.e., the same as is specified for T19). Given the young age of T18 (see *Figure 10*), it is possible that by the time the Proposed Development is scheduled for implementation its crown has grown to such an extent that pruning is ultimately required.



Figure 9: Looking north-west along the building-facing aspect of the crown of T19, showing the peripheral growth that will need to be cut back to establish a 1.5m separation.

Reasons for pruning

- 6.10 The specified pruning is in all instances required, in order to facilitate the implementation of the Proposed Development - specifically, to facilitate the installation and effective use of a scaffold framework that will surround the building at the Site during certain aspects of works.

Impacts of pruning

- 6.11 The specified pruning to the 3no. affected trees (and potentially the 2no. additional trees) is considered to carry a low impact in all instances, given that works either involve a repeat of an established crown pruning regime (affecting T16 & T17) or the removal of only a small peripheral portion of one crown aspect (affecting T19; and if necessary T15 and/or T18 too). Consequently, the physiological and structural conditions of these trees is considered not to be adversely affected, and the visual amenity values of the individual trees will not be diminished.



Figure 10: Looking south-west along Store Street towards T18 (front centre-left), showing its existing crown spread that may quickly enlarge due to future growth as it progresses through semi-maturity.

- 6.12 For clarity, it is the case that the building-facing aspects of the crowns of T15, T18, and T19 would need to be managed by way of pruning in the coming years as a general matter of course, even in the event that the Proposed Development were not to be implemented. The basis for this would be to facilitate the basic maintenance of the adjacent facade of the building, which typically would require a separation of no less than 1.5m for the use of any mobile works platform, etc. Owing to the ages of T18 and T19, both have significant growth potential and the specified pruning as outlined in this Report would be unavoidable in the general sense, within the next 5-10 years.

Retained tree juxtapositions

- 6.13 Given that the Proposed Development does not alter the separation from the crowns of the adjacent trees that surround the building at the Site (i.e., T15-T19), it is considered that there will be no increased pressure for these trees to be pruned in any greater manner than may already apply based on the current conditions of the Site.
- 6.14 Subsequently, the Proposed Development is considered to be sustainable, with regard to how it relates to the surrounding trees within the public realm.

Development-related works

General protection details

- 6.15 The draft TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of the Proposed Development, based on the details that are currently available. This TPP includes an outline AMS (i.e., indicative of the basic principles of works), though a specific AMS ought to be prepared for a planning condition as per the recommendation of *Table B.1* of BS5837, in order to ensure that the trees that surround the Site remain subject only to a low impact during the implementation process.
- 6.16 For clarity, in terms of tree protection, the TPP has been prepared on the basis that T16-T19 are protected with timber box protection and that the surrounding hard surfaces serve as suitable analogues to ground protection within their RPAs. It also operates on some assumptions relating to the general use of the surrounding public realm, which is a matter that is further discussed from paragraph 6.19.

Arboricultural oversight of works

- 6.17 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to provide arboricultural advice to the design team and to ensure that the principles of protection as are outlined in this Report are appropriately refined in due course.
- 6.18 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points (noting that a finalised list ought to be provided as part of a detailed AMS prepared in response to a planning condition as per the recommendations of *Table B.1* of BS5837):
- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;
 - to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point); and
 - upon the completion of works to implement the Proposed Development.

Access and logistics

- 6.19 At the time of this Report being prepared, particulars relating to the means of accessing the Site are still being prepared - it is generally presumed that the surrounding footpaths and vehicular highway elements will be used to direct traffic through to the Site, though the exact nature of delivering materials to the Site and removing materials away from it are not yet prepared. It is also expected that a scaffold framework will surround the building (at least at particular times), which will have a width of approximately 1.5m and will be installed upon the existing hard surfaces.
- 6.20 For completeness, the TPP has been prepared on the assumption that the southern portion of *Alfred Place* may be used for vehicular purposes, which affects an area where no trees are present. By contrast, other areas that surround the Site are identified as exclusion zones (at least for vehicular traffic), because they contain trees that will limit the effective use of the space for vehicles (and plant, etc.) - this mostly affects T1-T15 and T20.
- 6.21 It will be particularly necessary for any unloading and pick-up points around the Site to be carefully planned so that activities do not place any significant pressure on areas immediately adjacent to tree stems, though fundamentally this is a matter that will need to be addressed within an AMS, following logistics-related discussions between the arboriculturist and other relevant project consultants (and/or an appointed main contractor). Subject to appropriate organisational planning, it is considered that this aspect of implementing the Proposed Development can carry a low impact to the surrounding trees, though this Report is not sufficient to serve as a compliance document in this particular context.

Demolition of existing building elements

- 6.22 The demolition of existing elements of the building at the Site does not directly affect any of the surrounding off-Site trees (noting that some of the principal demolition plans are listed at paragraph 2.7); no particular methods are considered to be necessary in the context of tree protection. Instead, it will need to be the case that works need to more broadly adhere to an AMS that suitably considers the logistical requirements associated with the process of demolition.

Construction of proposed building elements

- 6.23 The construction of the proposed new building elements at the Site (including the internal alterations) also does not directly affect any of the surrounding off-Site trees; therefore, as is the case for demolition works, no particular methods are considered to be necessary in the context of tree protection. Instead, it will need to be the case that works need to more broadly adhere to an AMS that suitably considers the logistical requirements associated with the process of construction - particularly, with regard to scaffold access around the facades of the building.

Management of underground services

- 6.24 This Report has been prepared without any particular reference to any new underground services specifications and it is the case that the impact to the surrounding trees cannot be assessed, though based on the scope of the Proposed Development it is considered unlikely that any extensive works (if any at all) to manage underground services will be required. Nonetheless, this is a matter that will need to be addressed as part of an AMS (including any necessary temporary services), given that this aspect of the Proposed Development is subject to further review.

Alterations to the external landscape

- 6.25 The Proposed Development red line boundary affects only the building at the Site; it does not encapsulate the surrounding public realm, which includes the footpaths and carriageway elements that surround the Site. Consequently, it is understood that there are no ground level-based landscaping works, in relation to the scope of the Proposed Development.
- 6.26 However, should it be the case that works ultimately are implemented in conjunction with an associated *Section 278 Agreement* or there is a general need to 'make good' the surrounding hard landscape for any reason, it will need to be the case that all particulars are addressed within an AMS, following a review of all relevant aspects by the arboriculturist in conjunction with all other relevant project consultants - this will ensure that any affected trees can be subject only to a low impact.

Planning policy considerations

National policies

- 6.27 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.1), the Proposed Development is considered to respond to these policies in the following manners:
- **Paragraph 136** - The Proposed Development requires the removal of the pear tree (i.e., T21) that is located within the Site - its removal is unavoidable. New tree

planting within the general locality is considered to be feasible, to address its loss

- the LPA can administrate these particulars, through the appropriate planning processes.

Regional policies

6.28 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.4), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7** - The Proposed Development does not require the removal of any tree of any particular value (given that T21 is a *Category C* tree); its CAVAT value is considered to be an unnecessary factor in determining how to suitably mitigate its loss, which is a matter that the LPA can control in a more generalised manner (e.g., a one-for-one replacement or as otherwise determined as necessary by the LPA).

Local policies

6.29 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy D2** - The Proposed Development is considered to have the capacity to uphold the character and appearance of the *Bloomsbury* CA, in the context of its arboricultural character - particularly, in the context of T21 being replaced within the surrounding locality.
- **Policy A3** - The Proposed Development does not involve the removal of any trees that have particular value in any regard; and the specified pruning to multiple trees that surround the Site either involves a repeat of an established pruning regime or the introduction of a new pruning regime that would need to be initiated in the coming 5-10 years anyway. Fundamentally, the trees that surround the Site are considered to be subject to a low impact.

7 CONCLUSIONS

- 7.1 The Proposed Development will require the removal of the *Category C* pear tree (i.e., T21) that is located within the bounds of the Site. Its loss is not considered to be of any particular landscape significance and there is capacity to replace it with a new tree in the surrounding public realm.
- 7.2 The Proposed Development will require the pruning of at least 3no. *Category B* trees that surround the Site (potentially up to 5no. trees depending on the growth rate of certain trees over the next few years), which in all cases will carry a low impact.
- 7.3 The Proposed Development is considered to have the capacity to carry a low impact to the trees that surround the Site, though this is on the basis that works are ultimately implemented under the guidance of an AMS that is prepared in response to a suitable planning condition.

8 APPENDICES CONTENTS

APPENDIX A - Plans

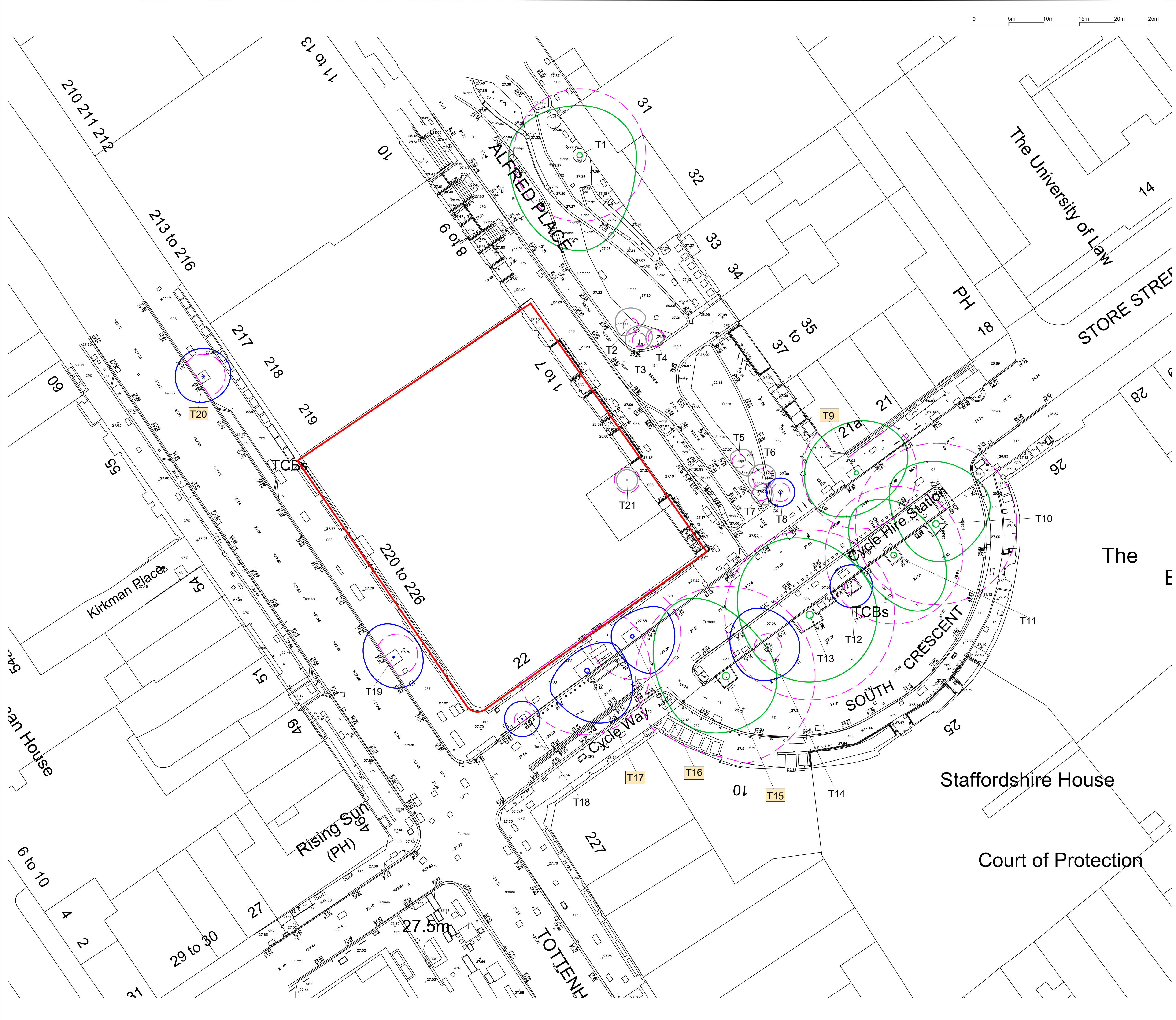
- 240718-P-10 Tree Survey
- 240718-P-11 Existing Layout and Tree Works
- 240718-P-12a Proposed Layout and Tree Works
- 240718-P-13a Tree Protection Plan

APPENDIX B - Schedules

- 240718-PD-10a Tree Schedule
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- 240718-P-10 Tree Survey
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- 240718-P-13a Tree Protection Plan



BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautinary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures)
- Application Site boundary.

rev	date	description	drawn by
Base Drawing:1071-DIG-T-01- P01			

Title
BS 5837 Tree Survey Plan

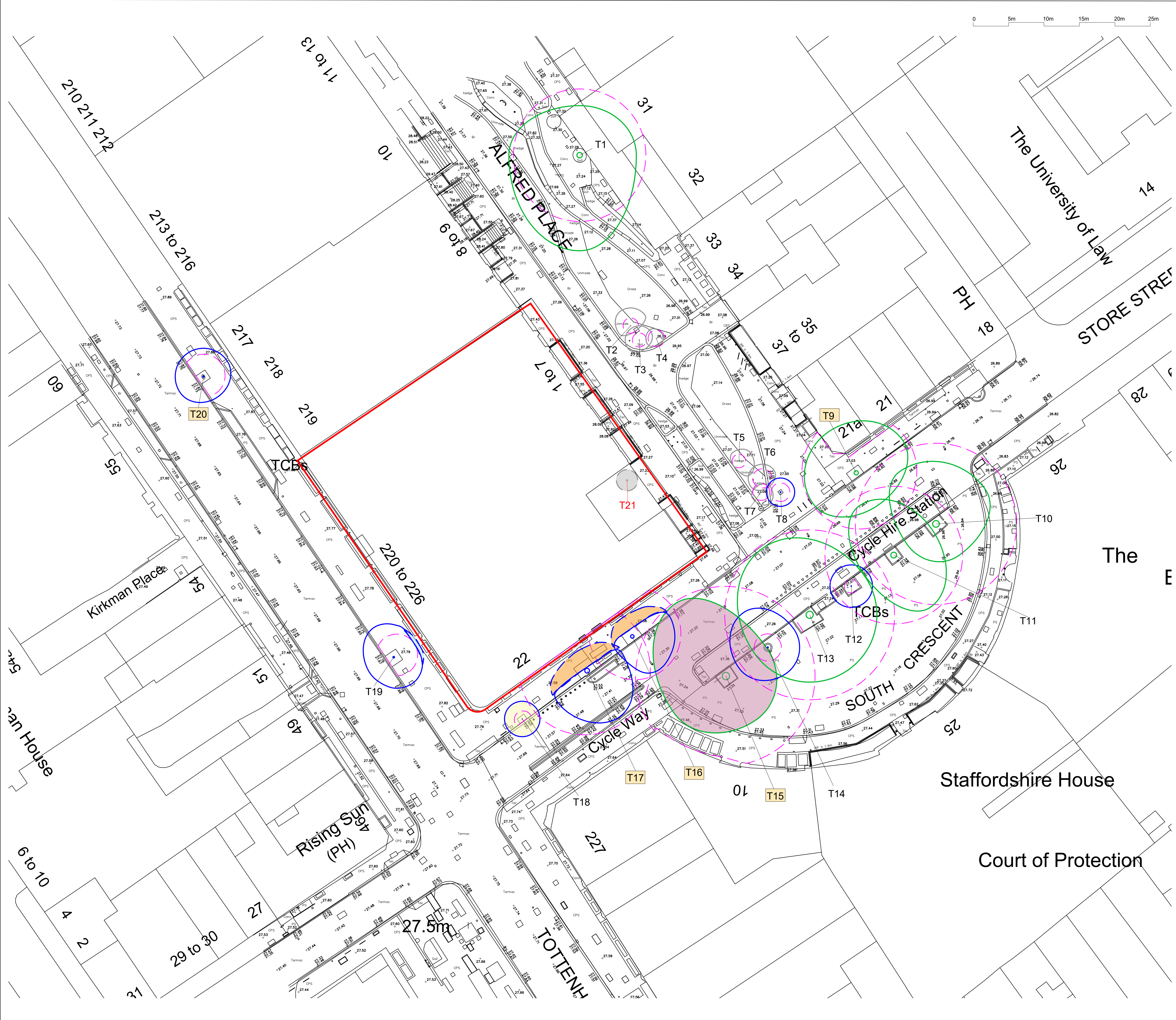
Client
Knight Estates

Project
The Courtyard Building, Store Street,
London, WC1E 7DF 240718

Date	Drawn by	Authorised	Scale
20/09/2024	HR	CW	1:250@A1

Drawing No	Rev
240718-P-10	-





BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- Application Site boundary.
- Trees and groups to be removed shown shaded grey and dashed. Tree tags are shown red.
- The building-facing aspect of the crown of this tree is considered to be at a distance from the building façade that will not require it to be pruned (currently a 2.7m separation), though this matter will need to be reviewed prior to the commencement of any works. If ultimately necessary at this later-stage review, the north-western aspect of its crown will be cut back from the building line to the necessary degree (subject to agreement with the Local Planning Authority).
- The building-facing aspect of the crown of this tree is to be cut back to its established pruning points and no further (wherein the measured separation is included on the Tree Schedule at Appendix A of the Arboricultural Impact Assessment to which this plan is also appended).
- The building-facing aspect of the crown of this tree is considered to be at a distance from the building façade that will not require it to be pruned (currently a 1.6m separation), though as this is a semi-mature tree with significant growth potential this matter will need to be reviewed prior to the commencement of any works. If ultimately necessary at this later-stage review, the north-western aspect of its crown will be cut back to the necessary degree (subject to agreement with the Local Planning Authority).
- The building-facing aspect of the crown of this tree is to be cut back, to establish a lateral separation of 1.5m from the façade of the building.

rev	date	description	drawn by
Base Drawing:1071-DIG-T-01- P01			

Title
Existing Layout and Tree Works Plan

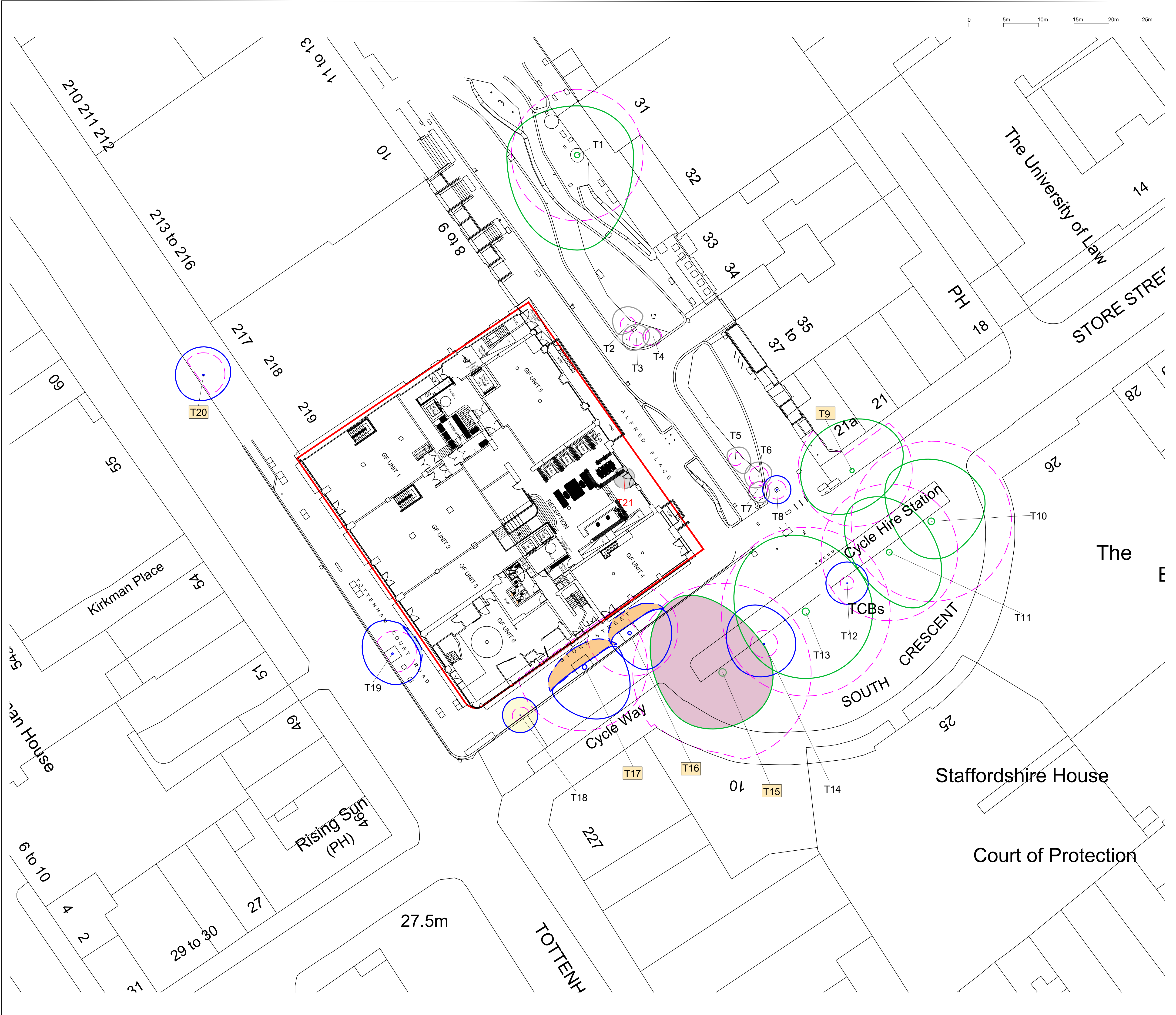
Client
Knight Estates

Project
The Courtyard Building, Store Street,
London, WC1E 7DF 240718

Date	Drawn by	Authorised	Scale
20/09/2024	HR	CW	1:250@A1

Drawing No	Rev
240718-P-11	-





BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their respective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- Trees and groups to be removed shown shaded grey and dashed. Tree tags are shown red.
- The building-facing aspect of the crown of this tree is considered to be at a distance from the building facade that will not require it to be pruned (currently a 2.7m separation), though this matter will need to be reviewed prior to the commencement of any works. If ultimately necessary at this later-stage review, the north-western aspect of its crown will be cut back from the building line to the necessary degree (subject to agreement with the Local Planning Authority).
- The building-facing aspect of the crown of this tree is to be cut back to its established pruning points and no further (wherein the measured separation is included on the Tree Schedule at Appendix A of the Arboricultural Impact Assessment to which this plan is also appended).
- The building-facing aspect of the crown of this tree is considered to be at a distance from the building facade that will not require it to be pruned (currently a 1.6m separation), though as this is a semi-mature tree with significant growth potential this matter will need to be reviewed prior to the commencement of any works. If ultimately necessary at this later-stage review, the north-western aspect of its crown will be cut back to the necessary degree (subject to agreement with the Local Planning Authority).
- The building-facing aspect of the crown of this tree is to be cut back, to establish a lateral separation of 1.5m from the facade of the building.

a	25.10.24	TCB-EMR-Z00-000-DR-A-02102_Ground Floor	HR
rev	date	description	drawn by
Base Drawing: 2311-EMR-Z00-000-DR-A-02102			

Title
Proposed Layout and Tree Works Plan

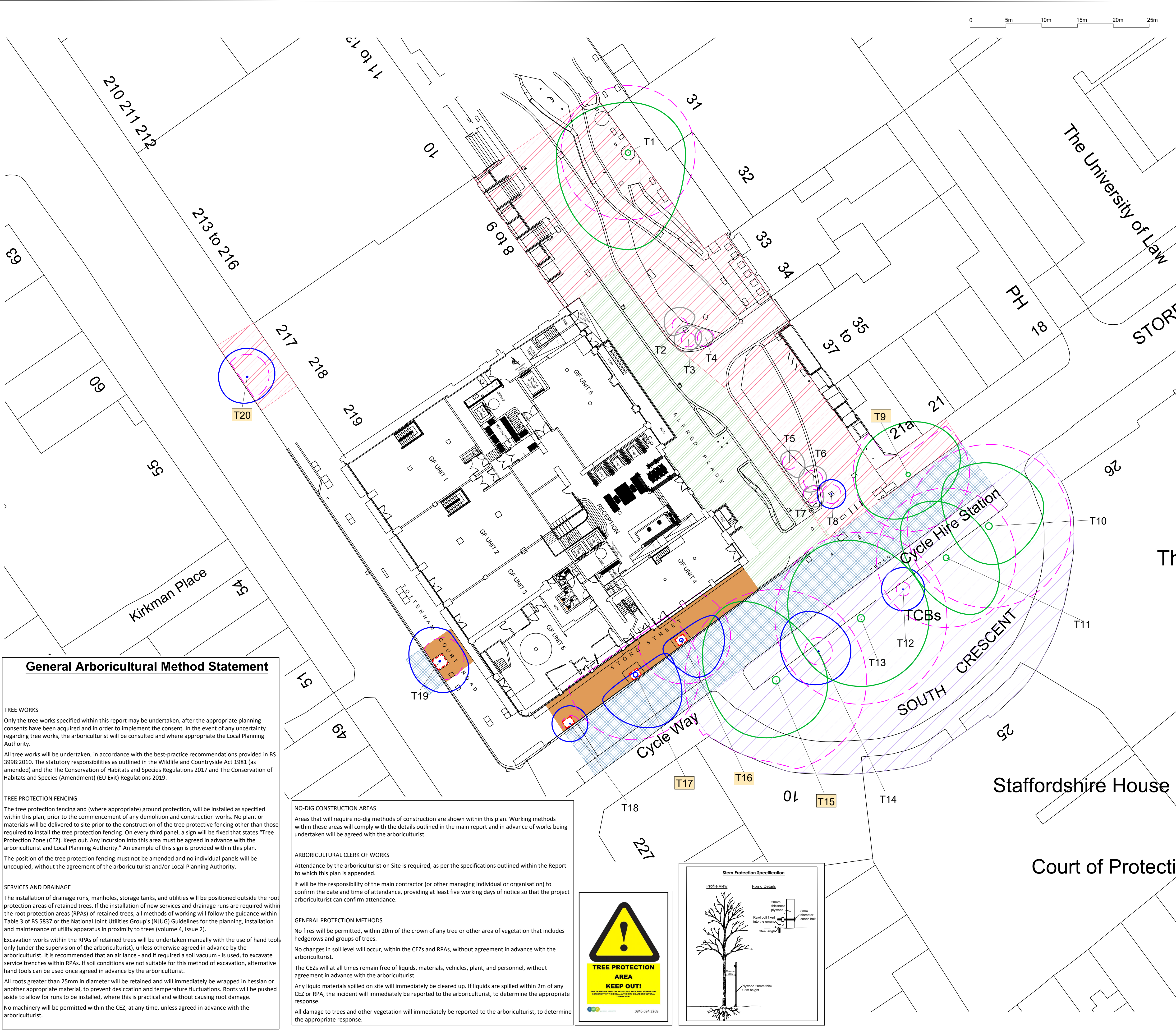
Client
Knighton Estates

Project
The Courtyard Building, Store Street,
London, WC1E 7DF 240718

Date	Drawn by	Authorised	Scale
20/09/2024	HR	CW	1:250@A1

Drawing No	Rev
240718-P-12	a





BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Prescautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- Timber box protection to be installed around the stem of this tree on all sides to the minimum specification that is shown on this plan. Panels to be bolted into the ground and signage affixed to all sides stating that this is a tree protection area (note: an example of appropriate signage is included on this plan). Box protection to remain in place throughout the entirety of the development works.
- Existing hard surfaces to be retained and used as a suitable analogue to ground protection during all development works. Activities in these areas are limited to pedestrian operations only. Scaffold to be fixed onto the ground rather than bolted into the existing paving slabs.
- Existing hard surfaces to be retained and used as a suitable analogue to ground protection during all development works. Activities in these areas can comprise both vehicular and pedestrian activities. No vehicles to operate path-side of the kerb line that separates the carriageway from the adjacent footpath.
- Assumed area where activities may occur to facilitate deliveries and general logistics, in relation to development works - this area is beyond the crown spreads and RPAs of adjacent trees. Exact extents of access to be reviewed in due course, following the appointment of a main contractor.
- Exclusion areas beyond the bounds of the Site, due to the presence of tree crowns and/or RPAs. Any required access into and through these areas will need to be reviewed by the arboriculturist and LPA tree officer, with appropriate tree protection specifications agreed commensurate to the required type of access.
- Assumed exclusion area under all circumstances (due to this likely being adjacent private land). Any required access into and through these areas will need to be reviewed by the arboriculturist and LPA tree officer, with appropriate tree protection specifications agreed commensurate to the required type of access.

General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan. The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

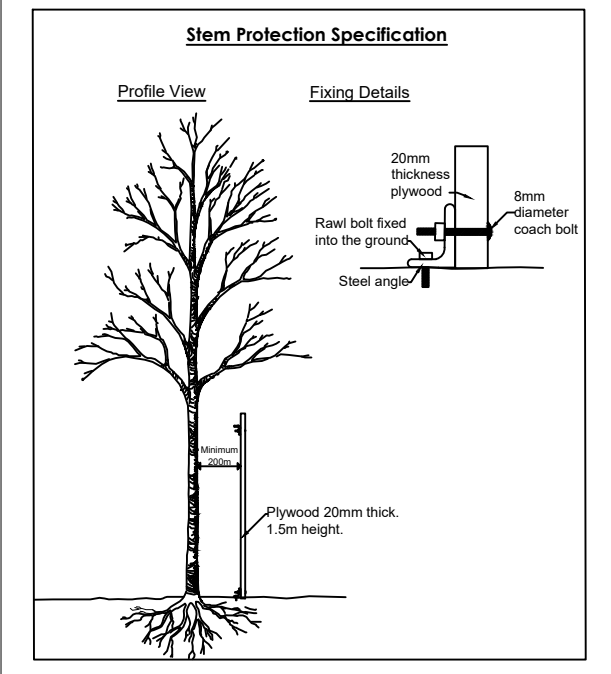
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.



a	25.10.24	TCB-EMR-Z00-000-DR-A-02102_Ground Floor	HR
rev	date	description	drawn by
Base Drawing: 2311-EMR-Z00-000-DR-A-02102			
Title			
Tree Protection Plan			
Client			
Knighton Estates			
Project			
The Courtyard Building, Store Street, London, WC1E 7DF 240718			
Date	Drawn by	Authorised	Scale
20/09/2024	HR	CW	1:250@A1
Drawing No			Rev
240718-P-13			a



APPENDIX B - Schedules

- 240718-PD-10a Tree Schedule
- 240718-PD-12a Tree Work Schedule

240718-PD-10a-Tree Schedule (BS5837)

240718 - The Courtyard Building

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	Platanus x hispanica (London Plane)	19.0	78	1	7.0		8.0		13.5		10.0		3.5		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Leaning trunk - Minor.	19/09/2024	275.2	9.4	40+	A1/A2
Tree T2	Betula utilis (Himalayan Birch)	3.0	9 COM	9		2.5		1.0		2.0		2.5	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Position estimated - not recorded on the topographical survey.	19/09/2024	3.7	1.1	20-40	C2
Tree T3	Betula utilis (Himalayan Birch)	4.0	8 COM	5		2.0		1.5		2.0		2.0	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Position estimated - not recorded on the topographical survey.	19/09/2024	3.1	1.0	20-40	C2
Tree T4	Betula utilis (Himalayan Birch)	3.0	9 COM	6		1.0		1.0		1.5		1.5	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Position estimated - not recorded on the topographical survey.	19/09/2024	4.3	1.2	20-40	C2
Tree T5	Betula utilis (Himalayan Birch)	3.5	7 COM	7		2.0		2.5		1.0		1.5	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Position estimated - not recorded on the topographical survey.	19/09/2024	2.9	1.0	20-40	C2
Tree T6	Betula utilis (Himalayan Birch)	4.0	11 COM	8		2.0		1.5		2.0		2.0	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Position estimated - not recorded on the topographical survey.	19/09/2024	5.8	1.4	20-40	C2
Tree T7	Betula utilis (Himalayan Birch)	2.5	9 COM	11		1.5		2.0		1.5		1.0	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Multi-stemmed. Position estimated - not recorded on the topographical survey.	19/09/2024	4.5	1.2	20-40	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By

240718 - The Courtyard Building

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T8	Cerasus sargentii (Sargent Cherry)	6.0	11	1	2.0		2.0		2.0		2.0		2.0		Early Mature	Structural condition Good. Physiological condition Good.	19/09/2024	5.5	1.3	20-40	B1/B2
Tree T9	Platanus x hispanica (London Plane)	21.0	61	1		8.0		5.5		7.5		7.0	5.0		Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Crown reduction - Recent.	19/09/2024	168.3		40+	A1/A2
Tree T10	Platanus x hispanica (London Plane)	20.0	95	1		8.5		5.5		5.0		9.0	6.0		Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees.	19/09/2024	408.3	11.4	40+	A1/A2
Tree T11	Platanus x hispanica (London Plane)	20.0	81	1		6.5		9.0		5.0		8.5	5.0		Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees.	19/09/2024	296.8	9.7	40+	A1/A2
Tree T12	Platanus x hispanica (London Plane)	6.0	8	1	3.0		3.0		3.0		3.0		1.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic.	19/09/2024	2.9	1.0	40+	B1/B2
Tree T13	Platanus x hispanica (London Plane)	23.0	100	1		9.5		9.5		9.5		11.5	5.0		Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees.	19/09/2024	452.4	12.0	40+	A1/A2
Tree T14	Platanus x hispanica (London Plane)	4.5	16	1		4.5		4.5		5.0		6.0	1.0		Early Mature	Structural condition Poor. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees.	19/09/2024	11.6	1.9	40+	B2
Tree T15	Platanus x hispanica (London Plane)	20.0	104	1		7.0		7.5		9.0		12.5	5.0		Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Competition - Adjacent trees.	19/09/2024	489.3		40+	A1/A2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By

240718 - The Courtyard Building

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T16	Platanus x hispanica (London Plane)	20.0	50	1		6.0		6.0		3.0		3.0	6.5		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Leaning trunk - Minor. Crown reduced on the Site-facing side so that there is an appropriate separation of 2.5m	19/09/2024	113.1		40+	B1/B2
Tree T17	Platanus x hispanica (London Plane)	20.0	67	1		5.5		8.0		6.0		3.0	6.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Leaning trunk - Minor. Crown reduced on the Site-facing side so that there is an appropriate separation of 3.5m	19/09/2024	203.1		40+	B1/B2
Tree T18	Acer cappadocicum (Caucasian Maple)	4.5	8	1	2.5		2.5		2.5		2.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Good.	19/09/2024	2.9	1.0	40+	B1/B2
Tree T19	Ulmus sp. (Elm sp.)	10.0	22	1		4.0		4.5		4.0		5.0	1.5		Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic.	19/09/2024	21.9	2.6	20-40	B1/B2
Tree T20	Ulmus sp. (Elm sp.)	8.0	21	1		4.0		3.5		4.0		4.0	1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic.	19/09/2024	20.0	2.5	20-40	B1/B2
Tree T21	Pyrus calleryana (Callery's Pear)	7.0	15	1	1.5		1.5		1.5		1.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Position estimated - not recorded on the topographical survey.	19/09/2024	10.2	1.8	10-20	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline* Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	RED		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

240718-PD-12a-Tree Work Schedule

240718 - The Courtyard Building

ID	Species	BS5837 Category	Purpose of works Recommended works	Status
T15	<i>Platanus x hispanica</i> London Plane	A1/A2	To facilitate development Note. The building-facing aspect (i.e., north-western aspect) of this tree is not specified to be pruned, though this matter will need to be reviewed at a point sooner to the implementation of works. If pruning to this building-facing aspect is necessary, the specification for pruning will need to be agreed in advance with the Local Planning Authority.	Proposed
T16	<i>Platanus x hispanica</i> London Plane	B1/B2	To facilitate development Reduce crown by - Specified extent. The building-facing aspect (i.e., north-western aspect) of the crown of this tree is to be cut back to its established pruning points and no further.	Proposed
T17	<i>Platanus x hispanica</i> London Plane	B1/B2	To facilitate development Reduce crown by - Specified extent. The building-facing aspect (i.e., north-western aspect) of the crown of this tree is to be cut back to its established pruning points and no further.	Proposed
T18	<i>Acer cappadocicum</i> Caucasian Maple	B1/B2	To facilitate development Note. The building-facing aspect (i.e., north-western aspect) of this tree is not specified to be pruned, though this matter will need to be reviewed at a point sooner to the implementation of works given this tree's relatively young age and notable growth potential. If pruning to this building-facing aspect is necessary, the specification for pruning will need to be agreed in advance with the Local Planning Authority.	Proposed
T19	<i>Ulmus sp.</i> Elm sp.	B1/B2	To facilitate development Reduce crown by - Specified extent. The building-facing aspect (i.e., north-eastern aspect) of the crown of this tree is to be cut back, to establish a lateral separation of 1.5m from the façade of the building.	Proposed
T21	<i>Pyrus calleryana</i> Callery's Pear	C1	To facilitate development Fell - Ground level.	Proposed

Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Fell - Ground level	1	1
Note	2	2
Reduce crown by - Specified extent	3	3
Total	6	6



TMA Environmental Consultants

2 The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN

0845 094 3268 | info@tma-consultant.co.uk | www.tma-consultants.co.uk

TMA Environmental Consultants is a trading name of Tim Moya Tree Services Ltd. Company registration number: 03028475