125 Shaftesbury Avenue

Arboricultural Impact Assessment

Prepared by Tree:Fabrik

Submitted on behalf of VREF Shaftesbury SCS

November 2024

ISSUE SHEET

JOB NAME:	125 SHAFTSBURY AVENUE
JOB NUMBER:	TF1265
CLIENT:	BLACKBURN LTD
REPORT NUMBER:	TF1265-FAB-00-XX-RP-G-8301

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY
P01	08.11.24	INITIAL ISSUE	RD	RD
P02	12.11.24	MINOR AMENDMENTS	RD	RD
P03	26.11.24	MINOR AMENDMENTS	RD	RD

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1.0
EXECUTIVE SUMMARY

1.1 This report provides an assessment of the potential impact of proposed development on the tree stock and relevant off-site trees. This analysis is based on “British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’ (“BS 5837 (2012)”)” and in context of the proposed landscape strategy.

1.2 This report is submitted on behalf of VREF Shaftesbury SCS in support of a full planning application for; “Remodelling, refurbishment and extension of the existing building to provide Use Class E commercial and retail space, amenity terraces, a new public route, relocated entrances, cycle parking, servicing and rooftop plant along with associated highway, landscaping and public realm improvements and other associated works”.

1.3 The proposed site is located at 125 Shaftesbury Avenue, London, WC2H with an approximate grid reference E529955 N181103. It lies approximately 100m south of St Giles in-the-fields Church, 250m south of Centre Point / Tottenham Court Road Station (Central and Northern lines and Crossrail) and 250m north of Leicester Square Station (Northern and Piccadilly lines). The site covers an area of approximately 61m by 52m and is bounded by:

- • Charing Cross Road to the south west;
- • Shaftesbury Avenue to the south east;
- • Stacey Street to the north east; and
- • Phoenix Street to the north west.

1.4 The 0.359ha site lies within the London Borough of Camden and sits between the distinct character areas of Soho, Covent Garden, Seven Dials and Bloomsbury. Itis not located within a Conservation Area, but is part of a small urban pocket surrounded by the Soho, Denmark Street and Seven Dials Conservation Areas.

1.5 The site is currently occupied by a basement, ground plus 10-storey building designed by Ian Fraser, John Roberts and Partners and completed in 1982. When the building was first completed, a retail arcade occupied much of the ground floor, providing a pedestrian route through the building. This was later closed after it failed economically and replaced by a single large retail unit.

1.6 The site adjoins Trentishoe Mansions on Caxton Walk/ Charing Cross Road and 119 Shaftesbury Avenue. The site also shares a light well with 24 Cambridge Circus and 84-86 Charing Cross Road (currently occupied by McDonalds). Tenants of these adjoining buildings currently enjoy rights of escape through the basement of 125 Shaftesbury Avenue.

1.7 The landmarks near to the site include St Giles in-thefields Church, Centre Point, Seven Dials and Central St Giles. The ongoing construction of Tottenham Court Road Station, the West End Project and Crossrail have transformed this West End location to attract further significant investment in the area.

1.8 The proposed development will contribute to the ongoing improvement and reinvention of this central London location.

1.9 A total of 13 individual trees were assessed within the survey schedule including 3 category ‘A’ trees (High quality), 7 category ‘B’ trees (Moderate quality) and 3 category ‘C’ trees (Low quality) in accordance with British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’.

1.10 No trees are located within the site boundary

1.11 Given the location of the trees and their relationship to the existing building and the proposed work, no adverse effects on the street trees are anticipated, provided that sufficient precautionary measures are implemented.

2.0

INTRODUCTION

2.1 Scope

2.1.1 This report is submitted on behalf of VREF Shaftesbury SCS in support of a full planning application for; “Remodelling, refurbishment and extension of the existing building to provide Use Class E commercial and retail space, amenity terraces, a new public route, relocated entrances, cycle parking, servicing and rooftop plant along with associated highway, landscaping and public realm improvements and other associated works”.

2.1.2 The land subject to this application is referred to as ‘the site’ hereon in throughout this report.

2.2 Purpose Of This Report

2.2.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider landscape. The analysis is based on British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction - recommendations’ (BS 5837 (2012)).

2.2.2 The impact assessment is informed by a Tree Survey dated July 2024 prepared by tree:fabrik. The tree survey assessment was carried out in accordance with BS 5837 (2012). The tree survey provides an informed approach to tree retention and protection as part of the feasibility and design process. All tree numbers within this report reference the tree identification number within the tree survey.

2.2.3 The Tree Survey Reference Plan [TF1265-FAB-00-XX-DR-G-8201] (“Tree Survey Plan”) at Appendix A was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees. An illustrative Tree Removal & Arboricultural Impact Assessment Plan [TF1265-FAB-00-XX-DR-G-8301] is provided at Appendix C.

2.2.4 This enables a review of the arboricultural impact by London Borough of Camden (LPA) in context of other material considerations and site constraints and opportunities.

3.0
SITE DESCRIPTION

3.1 The proposed site is located at 125 Shaftesbury Avenue, London, WC2H with an approximate grid reference E529955 N181103. It lies approximately 100m south of St Giles in-the-fields Church, 250m south of Centre Point / Tottenham Court Road Station (Central and Northern lines and Crossrail) and 250m north of Leicester Square Station (Northern and Piccadilly lines). The site covers an area of approximately 61m by 52m and is bounded by:

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3.4 The site adjoins Trentishoe Mansions on Caxton Walk/ Charing Cross Road and 119 Shaftesbury Avenue. The site also shares a light well with 24 Cambridge Circus and 84-86 Charing Cross Road (currently occupied by McDonalds). Tenants of these adjoining buildings currently enjoy rights of escape through the basement of 125 Shaftesbury Avenue.

3.5 The landmarks near to the site include St Giles in-thefields Church, Centre Point, Seven Dials and Central St Giles. The ongoing construction of Tottenham Court Road Station, the West End Project and Crossrail have transformed this West End location to attract further significant investment in the area.

3.6 The proposed development will contribute to the ongoing improvement and reinvention of this central London location.

FIGURE 1 - SITE BOUNDARY

4.0

STATUTORY DESIGNATION (TREES)

4.1 General

4.1.1 Trees are a material consideration within the planning process, whether or not afforded statutory protection by a Tree Preservation Order or located within a Conservation Area.

4.1.2 Trees are located within the adopted highway are the responsibility of the appropriate authority.

4.1.3 All tree works should be carried out by a competent person experienced in arboriculture and in accordance with British Standards 3998 (2010) Recommendations for tree work.

4.1.4 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.

4.2 Tree Preservation Orders

4.2.1 It is understood from enquiries with London Borough of Camden Council that trees located immediately adjacent to the site are not subject to a Tree Preservation Order. The site lies adjacent to both Conservation Areas identified as “Seven Dials” and “Denmark Street”

5.0

TREE STOCK

5.1 General

5.1.1 This assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction' and good arboricultural practice.

5.1.2 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code.

5.1.3 At the time of the site visit, 2 additional individual trees were included within the site assessment. The location or centre line of these additional tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees include: T1 and T13

5.1.4 Whilst care has been taken to position the location of additional trees on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

5.2 Observations

5.2.1 A total of 13 individual trees were assessed within the survey schedule including 3 category 'A' trees (High quality), 7 category 'B' trees (Moderate quality) and 3 category 'C' trees (Low quality) in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.

5.2.2 Trees assessed as category 'U' are considered to be of such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

5.2.3 No trees were recorded within the site. Trees are located off-site within close proximity. These street trees have potential to influence the site and therefore are included within the survey assessment.

5.2.4 In general, the trees are typical of street tree species with London Plane forming the principal trees

5.2.5 Off-site, the principal arboricultural features are formed by the street trees that surround the site to the west (T7 to T13), southeast (T11 and T12) and to the north T1-T6 and T13).

5.2.6 To the north of the site, there are four early mature London Plane trees, one newly planted Cherry species, and one newly planted unidentified species within a block-paved amenity space. The four London Plane trees appear to be of a similar age class, suggesting they were likely planted simultaneously as part of landscape improvement works or a previous redevelopment.

5.2.7 The additional smaller trees seem to have been planted as replacements following the felling of previous trees. All trees are in fair health and display evidence of previous cyclical pruning to maintain their crown extents. Located on Stacey Street, the trees are visible from the surrounding road network, with restricted views along Phoenix Street from Charing Cross Road, thereby contributing to the public visual amenity.

5.2.8 Within the group, visible gullies and manhole covers in the block paving suggest that infrastructure and utilities are likely present within the Root Protection Areas (RPAs) of these trees. The block paving exhibits radial distortion, a common sign of tree root growth, indicating significant surface roots may be just beneath the surface. In particular, there is notable linear distortion to the south and southwest of trees T4 and T6. Therefore, precautionary measures should be taken if any work is planned near these trees.

5.2.9 Trees, T2, T9 located directly adjacent to the highway display vehicle damage to their trunks from high sided vehicles and therefore further damage may occur due to the adverse camber or changes in parking regimes.

5.2.10 Considering the proximity of the buildings to the street trees, it is likely that the foundations have influenced the existing tree roots, causing them to grow towards the footway and adjacent to the foundation profile. The specific type of foundation or the presence of a basement structure is unknown.

5.2.11 Based on further investigation, it is not anticipated that tree roots extend deeply below the foundations. However, tree roots may be located directly adjacent to the foundations, and precautionary measures should be taken to avoid damaging these roots during future works. Damage to these roots could adversely affect the health or stability of the trees.

5.2.12 For detailed assessment of each individual tree please refer to the tree survey schedule (Appendix A).

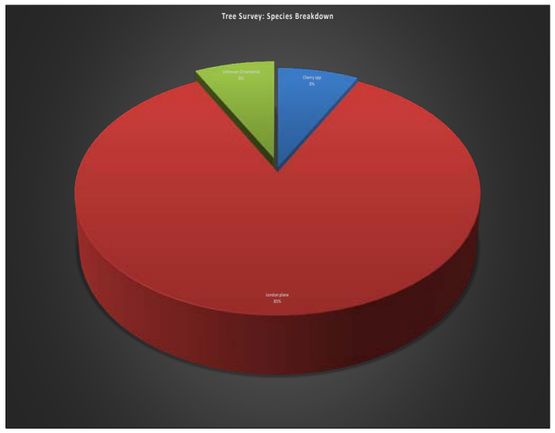

FIGURE 2 - SPECIES DISTRIBUTION

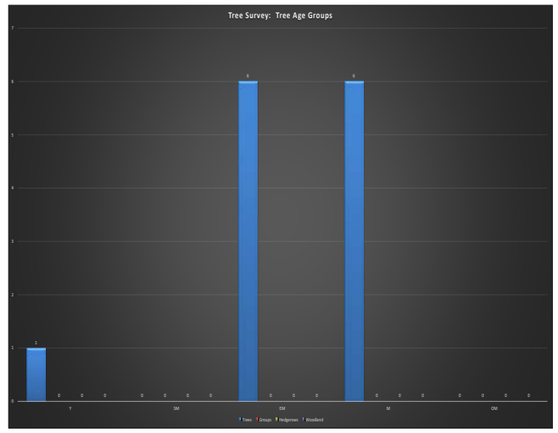

FIGURE 3 - AGE CLASS DISTRIBUTION

	CATEGORY STATISTICS	
	TREES	
A GRADE	3	23.08%
B GRADE	7	53.85%
C GRADE	3	23.08%
U GRADE	0	-
TOTALS		13

6.0

ARBORICULTURAL IMPACT ASSESSMENT

6.1 General

6.1.1 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, BS 5837 (2012) Section 5 – Proposals: conception and design.

6.1.2 The feasibility and design stage has followed a logical sequence of events that has had tree care at the heart of the process. This sequence started with an assessment of trees. The purpose of the assessment was to qualify and quantify the trees on site and establish the arboricultural constraints that would inform the design.

6.1.3 Further, this assessment considers the potential impact of only those trees located in close proximity to the proposed development and therefore the impact should be considered in context of the wider tree stock.

6.1.4 The potential impacts, both direct and indirect are illustrated within the Tree Removal & Arboricultural Impact Assessment Plan [TF1265-FAB-00-XX-DR-G-8301] at Appendix C.

6.2 Tree Retention and Removal

6.2.1 No trees are located within the site boundary

6.2.2 The main arboricultural features are situated in the footway and amenity areas to the north, east, and west of the site. The street trees are positioned near the existing structure and enhance the visual appeal of the streetscape.

6.2.3 The adjacent trees therefore form a material consideration within the context of the proposed works and have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation todesign, demolition and construction'. In particular, Section 5 (2012) – Proposals: conception and design.

6.2.4 No trees are identified for removal

6.2.5 The proposal retains and remodels the building from the basement to level 7, including the addition of new floors. The façade will be removed and replaced, which requires access to the building's elevation.

6.2.6 The street trees naturally lean away from the building and have been routinely pruned to prevent significant branches from affecting the adjacent structure. Retaining the basement footprint will ensure that the rooting environment for the street trees is preserved and protected by the basement walls and building foundations.

6.2.7 Given the location of the trees and their relationship to the existing building and the proposed work, no adverse effects on the street trees are anticipated, provided that sufficient precautionary measures are implemented.

6.3 Building and Infrastructure

6.3.1 While the proposed pile locations are situated outside the RPAs of retained trees, it would be prudent to establish a precautionary zone within the working area. This measure accounts for the proximity of potential piling rig support structures, thereby minimizing the risk of any adverse impacts on the RPAs.

6.4 Drainage and Utilities

6.4.1 With regards to drainage, services and utilities, given the sites existing use, incoming and out-going services can be accommodated without an adverse impact on the health or stability of off-site trees. New drainage, services and utilities will be directed from the RPA of retained trees. Where connection to an existing supply is required within the RPA of an off-site tree, all works will be carried out in accordance with National Joint Utility Guidelines Vol. 4 issue 2 Nov' 07 and under arboricultural supervision.

6.5 Tree Management and Pruning

6.5.1 Some selected minor tree pruning including tip reduction and crown lifting to minimise potential damage of lateral branches during demolition and construction phases will be required. However, these works have been considered in relation to the species and accord with BS3998 (2010) Tree Work - Recommendations. The proposed facilitative tree works would not therefore have an adverse impact on the trees health or visual amenity.

6.5.2 Subject to tree work being carried out in accordance with BS3998 'Tree work – ecommendations' (2010) by an experienced and qualified tree contractor the proposed tree works would not have an adverse impact on the trees health or visual amenity.

6.6 Tree Protection

6.6.1 Trees located off-site can be adequately protected in accordance with BS 5837 (2012).

6.6.2 Trees located within the adopted highway can be adequately protected in accordance with BS 5837 (2012).

6.6.3 Prior to commencement, the trees will be pruned to minimise damage to the trees crowns during site set-up and maintained during the length of the development period.

6.6.4 Following pruning, the street trees will be wholly excluded from the site for its duration to avoid physical damage to the tree trunks.

6.6.5 Where enabling works or construction is to occur within 2m of the crown extent of any retained tree, protection and precautionary measures must be observed. In addition to the site induction of personnel, all vehicles will operate with a banksman to ensure the limit of travel is observed. Where cranes is in operation, the exclusion zone formed by the tree constraints will be programmed into the cranes onboard limiter. These precautionary measures are to be adopted by the contractor and provision made within the Construction Management plan.

6.6.6 Preliminary Tree Protection is provided within the Tree Removal & Arboricultural Impact Assessment Plan [TF1265-FAB-00-XX-DR-G-8301] at Appendix C. This plan identifies precautionary areas and demonstrates that tree protection measures can be successfully implemented within the proposed development.

6.6.7 Further, consideration has been given within the proposed development for the provision of adequate working space between buildings and trees, for example to provide installation of scaffold, overrun for piling etc. and can be implemented in accordance with BS5837 (2012) minimising compaction within the RPA during construction.

6.6.8 A suitable vehicle to deliver appropriate protection of retained trees during future development would be through a site-specific Tree Protection Plan and detailed Arboricultural Method Statement in accordance with BS5837 (2012).

6.6.9 The primary purpose of the Arboricultural Method Statement is to aid the preservation of retained trees through setting out the appropriate working practices, construction techniques and tree protection measures that are to be adopted when construction is undertaken in close the proximity to trees. The contents of this Method Statement are to be based upon documents submitted in respect of the Approved Plans, technical construction drawings, tree protection measures recommended in British Standards 5837 (2012) and current good practice.

6.6.10 In particular, provision must be made for, but not exclusively, the following;

- Identification of trees and protection measures with regards to site access and egress routes within the surrounding road network, waiting or parking areas loading and unloading areas and site set-up.
- Schedule of Tree Works.
- Installation and specification for tree protection which excludes the tree from development and provision for minimising contamination of leaf area from the toxic effects of concrete etc.
- Precautionary measures to be adopted within close proximity to the RPA or crown spread of street trees. ie. cranes, rigs or booms
- Details of removal and replacement of existing façade from basement to level 7.
- Details of footway, hard surfacing, foundations or walls within the public realm.
- Details of service routes.

7.0
CONCLUSION

7.1 Trees adjacent to the site are not subject to a Tree Preservation Order and the site does not lie within a Conservation Area.

7.2 The layout respects the principal arboricultural features including trees within the public highway. This maintains the street scene and visual amenity of the tree stock within the local and wider landscape.

7.3 Subject to precautionary measures and recommendations discussed within this report, it is considered that all trees within influence of the site can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).

7.4 In treefabrik's opinion, the provision for adequate tree protection and precautionary measures could therefore be satisfactorily addressed through the imposition of appropriate Conditions by the Local Planning Authority Such as:

7.4.1 *Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:*

- *Details of construction within the RPA or that may impact on the retained trees.*
    1. *A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.*
    2. *A specification for scaffolding and ground protection within tree protection zones.*
    3. *Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires*
    4. *Arboricultural supervision and inspection by a suitably qualified tree specialist*
    5. *Reporting of inspection and supervision*
- Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with section 197 of the Town and Country Planning Act 1990

APPENDIX A

Tree Survey Schedule &
Reference Plan

A1 Limitations

A1.1 Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

A1.2 This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

A1.3 All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

A2 Tree Assessment Methodology

A2.1 The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) Trees in relation to design, demolition and construction and good arboricultural practice.

A2.2 Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

A2.3 For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey Reference Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with its age, physiological, structural condition and a category grade in accordance with the guidelines set out in British Standard 5837: (2012)'.

A2.4 Trees have been assessed as individuals, groups, woodlands or hedgerows where it has been determined appropriate. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or of similar species including biodiversity or habitat potential. An assessment of individual trees within the groups or woodlands has been made where there has been a clear need to differentiate between them, for example; in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

A2.5 Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree. The estimated life expectancy in context of the species is provided as guidance only.

A2.6 The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

A2.7 Details of the preliminary root protection area (RPA) around each individual tree are provided and illustrated within the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

A2.8 Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m2) in accordance with BS 5837 (2012). It is recommended that tree:fabrik be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

A3 Key to Tree Schedule

No: Relates to individual trees identified within the Tree Survey Reference Plan:
T = Individual Tree,
G = Group,
W = Woodland,
H = Hedgerow

Species: Common name

Height: Estimated height expressed in metres

Stem Diameter:
Diameter of main trunk taken at 1.5m above ground level.

Stem Count:
The number of stems present below 1.5m for individual trees forming the stem diameter.

Abbreviations:
E: Estimated
Ave: Average
G.L: Ground Level
A.G.L: Above ground level

Branch Spread:
Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given. Within woodlands or groups where closed canopy is attained, the average crown radius is provided.

Height of Lower Crown:
Estimated lower crown above ground level expressed in metres

First Significant Branch:
First significant major scaffold branch above ground level expressed in metres

Age Class

Y Young - A recently planted or establishing tree that could be transplanted

SM Semi Mature – An establishing tree which is still exhibiting apical dominance and has significant growth potential

EM Early Mature - A tree that is reaching its ultimate potential height and losing apical dominance but has potential to increase in height, girth and crown extents

M Mature - A tree which has lost apical dominance with limited potential for any increase in overall size

OM Over mature - A senescent or moribund specimen

V Veteran - a tree that by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristics of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These trees usually exhibit retrenchment.

Physiological
N Normal
P Poor
D Dead

Condition:

CATEGORY	DEFINITION		IDENTIFICATION ON PLAN
TREES FOR REMOVAL	U	TREES IN SUCH A CONDITION THAT THEY CANNOT REALISTICALLY BE RETAINED AS LIVING TREES IN CONTEXT OF THE CURRENT LAND USE FOR LONGER THAN 10 YEARS.	DARK RED
TREES TO BE CONSIDERED FOR RETENTION	A	TREES OF HIGH QUALITY AND VALUE. TREES IN SUCH A CONDITION AS TO BE ABLE TO MAKE A SUBSTANTIAL CONTRIBUTION (A MINIMUM OF 40 YEARS IS SUGGESTED).	LIGHT GREEN
	B	TREES OF MODERATE QUALITY AND VALUE TREES IN SUCH A CONDITION AS TO MAKE A SIGNIFICANT CONTRIBUTION (A MINIMUM OF 20 YEARS IS SUGGESTED).	MID BLUE
	C	TREES OF LOW QUALITY AND VALUE TREES CURRENTLY IN ADEQUATE CONDITION TO REMAIN UNTIL NEW PLANTING COULD BE ESTABLISHED (A MINIMUM OF 10 YEARS IS SUGGESTED), OR YOUNG TREES WITH A STEM DIAMETER BELOW 150MM.	GREY

SUB-CATEGORIES	1. MAINLY ARBORICULTURAL VALUES	2. MAINLY LANDSCAPE VALUES	3. MAINLY CULTURAL VALUES, INCLUDING CONSERVATION

Root Protection Area
This is the minimum Root Protection Area (RPA) recommended within British Standards 5837 2012. The RPA is an area (m2) equivalent to a circle with a specified radius. This is the minimum area in m2 which should be left undisturbed. All measurements are rounded to the nearest 0.5m.

TAG ID	TAG NO	COMMON NAME	HEIGHT (M)	1 STEM DIA (MM)	2 STEM DIA (MM)	3 STEM DIA (MM)	4 STEM DIA (MM)	5 STEM DIA (MM)	STEM COUNT	RADIUS (M) - N	RADIUS (M) - E	RADIUS (M) - S	RADIUS (M) - W	HEIGHT CROWN (M)	AGE CLASS	PHYS. COND	REMAINING YEARS	CATEGORY	SUB CATEGORY	NOTES 1
T	1	Prunus spp. (Cherry spp)	3	45					1	1	1	1	1	6	EM	FAIR	20+	C	1	NEWLY PLANTED DOUBLE STAKED, REPLACES PREVIOUS LONDON PLANE AFTER REMOVAL. SET WITHIN EXISITING TREE PIT
T	2	Platanus x hispanica (London plane)	18	510					1	2.5	5.5	5.5	1.8	5	EM	FAIR	40+	B	1	LAMPPOST 1.5M TO N, SLIGHT INCLINE TO E, SIGNIFICANT TRUNK WOUND ON E SIDE 3M A.G.L. (VEHICLE).
T	3	Platanus x hispanica (London plane)	17	510					1	3.5	5.5	4.5	0	6	EM	FAIR	20+	B	1	TWIN-STEMMED FROM 3M A.G.L., PREVIOUSLY CROWN REDUCED.
T	4	Platanus x hispanica (London plane)	17	360					1	1.5	3	2.5	3.6	5	EM	FAIR	40+	B	1	TWIN-STEMMED FROM 3M A.G.L., PREVIOUSLY CROWN REDUCED, MINOR BASAL DAMAGE S SIDE, SIGNIFICANT RADIAL DISTURBANCE OF BLOCK PAVING TO S TO 5.5M TYPICALLY CHARACTERISTIC OF SURFACE ROOT ACTION. MANHOLE 1M TO SE, DRAIN 3M TO SW.
T	5	Platanus x hispanica (London plane)	14	290					1	1	1	1.5	1.5	7	EM	FAIR	20+	C	1	SMALL CROWN DUE TO GROUP PRESSURE, DOG LEGGED BRANCH.
T	6	Platanus x hispanica (London plane)	17	530					1	5	5.5	4	4.2	5	EM	FAIR	40+	B	1	MAJOR BUTTRESS ROOT TO W, SIGNIFICANT RADIAL DISTURBANCE OF BLOCK PAVING TO W TO 6M TYPICALLY CHARACTERISTIC OF SURFACE ROOT ACTION, CROWN BEAK AT 2M A.G.L., PREVIOUSLY CROWN REDUCED. CURRENTLY HAS EXTERSIVE DEBRIS (BUILDING WASTE) SURROUNDING STEM.
T	7	Platanus x hispanica (London plane)	18	665					1	8	2	7	8.5	6	M	FAIR	40+	A	1	STREET TREE, PLANTING STATION RESIN BOUND, INCLINED TO W OVER ROAD, ASYMMETRICAL CROWN FORM BIASED OVER HIGHWAY DUE TO BUILDING.
T	8	Platanus x hispanica (London plane)	18	560					1	5	1.5	5.5	8	6	M	FAIR	40+	B	1	STREET TREE, TWIN-STEMMED FROM 5M A.G.L. INCLINED TO W OVER ROAD AND EXTENDED LATERAL TO PHEONIX STREET, ASYMMETRICAL CROWN FORM BIASED OVER HIGHWAY DUE TO BUILDING, POSSIBLE CAVITY ON E SIDE, MANHOLE 2M TO S.
T	9	Platanus x hispanica (London plane)	18	540					1	4	1.5	10	6	6	M	FAIR	40+	A	1	STREET TREE, LAMPPOST 2M TO N, MANHOLE 0.5M TO N, PAVING DISTURBANCE TO N & S, HISTORIC VEHICLE DAMAGE ON W SIDE WITH POSSIBLE DECAY 3M A.G.L., INCLINED TO W OVER ROAD, ASYMMETRICAL CROWN FORM BIASED OVER HIGHWAY DUE TO BUILDING.
T	10	Platanus x hispanica (London plane)	18	815					1	11	4	6	7	7	M	FAIR	40+	A	1	STREET TREE, TRAFFIC POSTS TO N & S, TWIN-STEMMED FROM 3M A.G.L. HEAVILY INCLINED TO NW, INCLUSION OF MANHOLES TO N & W.
T	11	Platanus x hispanica (London plane)	18	555					1	2	5.5	7	7	8	M	FAIR	20+	B	1	STREET TREE, TWO ARCHING SPIRES TO S. SIGNIFICANT VEHICLE DAMAGE TO E SIDE, ASYMMETRICAL CROWN FORM BIASED OVER HIGHWAY DUE TO BUILDING.
T	12	Platanus x hispanica (London plane)	20	745					1	3	7.5	5	4.5	8	M	FAIR	40+	B	1	STREET TREE, DISTORTED TRUNK, VEHICLE DAMAGE 3M A.G.L. SE SIDE, ASYMMETRICAL CROWN FORM BIASED OVER HIGHWAY DUE TO BUILDING.
T	13	Unknown Ornamental (Unknown Ornamental)	5	50					1	1.5	1.5	1.5	1.5	1.5	Y	FAIR	20+	C	1	NEWLY PLANTED, SINGLE STAKED

A1 File Reference TF1265-FAB-00-XX-DR-G-8201.dwg Plot Date 13-Nov-24

NOTES

General

This illustrative plan is intended to inform preliminary site layout & design and should be read in conjunction with the Tree Survey Schedule. Detailed assessment and site measurement may be required prior to final design.

Site Boundary

Indicative site boundary

Tree Survey

1 — Tree No.

Trunk diameter

Ash — Common name

Quality & value of existing tree stock

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2005) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree
Trees in such a condition that any existing value would be lost within 10 years.

B Category tree
Trees of moderate quality and value

A Category tree
Trees of high quality and value

C Category tree
Trees of low quality and value

Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation subject to a comparison between costs of the of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread
A Category Tree

Crown spread
B Category Tree

Crown spread
C Category Tree

Crown spread
U Category Tree

Preliminary root protection area
Illustrated as an area equivalent to a circle.

Preliminary root protection area (restricted root growth)
Area within preliminary RPA where root morphology is likely to have been influenced by existing site features thereby forming an area of restrictive root growth (see Arboricultural Survey Report, Appendix 1: *Tree Inspection Methodology*).

Notes

The provision of adequate working space, utility or drainage runs and allowance for future growth or overshadowing by trees may indicate distances between existing trees and proposed structures should be increased above that of the crown spread or root protection area. This may influence site use, location and orientation of dwellings or infrastructure.

Where the preliminary RPA may be influenced by existing site features that change its shape but may not reduce its area or where encroachment through development may occur, it is recommended that *tree*:fabrik be contacted and evaluation of these arboricultural implications on the emerging site layout be considered at the earliest opportunity.

0 1 2.5 5 7.5 10 15 20 25m
1:250

Revision	Date	Reason	Drawn	Checked
P01	18/07/24	Initial Issue	RD	RD

External References:
- TF1265-FAB-00-XX-M2-G-8201
- 231_P10.101_Ex Ground (Cleaned)

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Client: B&CO
Drawing Title: Arboricultural Survey Reference Plan - Sheet 1 of 1

Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
Design Information Only	rd	rd	1:250 @ A1	jul | 2024

Drawing Number: Sheet 1
Revision: P01

APPENDIX B

Root Protection Area

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
T1	Prunus spp. (Cherry spp)	45	1	EM	20+	C1	0.5	0.9
T2	Platanus x hispanica (London plane)	510	1	EM	40+	B1	6.1	117.7
T3	Platanus x hispanica (London plane)	510	1	EM	20+	B1	6.1	117.7
T4	Platanus x hispanica (London plane)	360	1	EM	40+	B1	4.3	58.6
T5	Platanus x hispanica (London plane)	290	1	EM	20+	C1	3.5	38.0
T6	Platanus x hispanica (London plane)	530	1	EM	40+	B1	6.40	127.1
T7	Platanus x hispanica (London plane)	665	1	M	40+	A1	8.00	200.1
T8	Platanus x hispanica (London plane)	560	1	M	40+	B1	6.70	141.9
T9	Platanus x hispanica (London plane)	540	1	M	40+	A1	6.50	131.9
T10	Platanus x hispanica (London plane)	815	1	M	40+	A1	9.80	300.5
T11	Platanus x hispanica (London plane)	555	1	M	20+	B1	6.70	139.3
T12	Platanus x hispanica (London plane)	745	1	M	40+	B1	8.90	251.1
T13	Unknown Ornamental (Unknown Ornamental)	50	1	Y	20+	C1	0.60	1.1

APPENDIX C

Arboricultural Impact Assessment Plan

A1 File Reference TF1265-FAB-00-XX-DR-G-8301.dwg File Date 12-Nov-24

NOTES
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General

This illustrative plan is intended to inform preliminary site layout & design and should be read in conjunction with the Tree Survey Schedule. Detailed assessment and site measurement may be required prior to final design.

Tree Survey

1 — Tree No.

Trunk diameter

Ash — Common name

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2005) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree
Trees in such a condition that any existing value would be lost within 10 years.

B Category tree
Trees of moderate quality and value

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Trees of high quality and value

C Category tree
Trees of low quality and value

Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation subject to a comparison between costs of the of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

Tree and Vegetation Removal

Tree identified for removal

Arboricultural Impact Assessment

Precautionary area during piling operations - While the proposed pile locations are situated outside the RPAs of retained trees, it would be prudent to establish a precautionary zone within the working area. This measure accounts for the proximity of potential piling rig support structures, thereby minimizing the risk of any adverse impacts on the RPAs.

Tree Stem Protection Boxing - Barriers must be fit for purpose and should consist of a marine grade ply forming a free standing box excluding the stem from accidental damage. The box must be a minimum of 2.1m height and braced to resist impact.

Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread
(see Arboricultural Survey Report: Appendix 1)

Preliminary root protection area
Illustrated as an area equivalent to a circle (see Arboricultural Survey Report: Appendix 2)

Notes

The provision of adequate working space, utility or drainage runs and allowance for future growth or overshadowing by trees may indicate distances between existing trees and proposed structures should be increased above that of the crown spread or root protection area. This may influence site use, location and orientation of dwellings or infrastructure.

Where the preliminary RPA may be influenced by existing site features that change its shape but may not reduce its area or where encroachment through development may occur, it is recommended that *tree:*fabrik be contacted and evaluation of these arboricultural implications on the emerging site layout be considered at the earliest opportunity.

Revision	Date	Reason	Drawn	Checked
P01	08/11/24	Initial Issue	RD	RD

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Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
Issued for Planning Approval	rd	rd	1:250 @ A1	nov | 2024

Drawing Number	Revision
Sheet 1	P01

APPENDIX D

Photographic Record

1 **Photograph showing T6 located within block paving viewed from North**

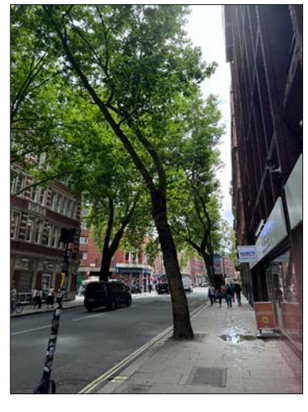
2 **Photograph showing tree T1-T6 and T13 viewed from north**

3 **Photograph showing trees T1-T6 and T13 viewed from south east**

4 **Photograph showing newly planted tree T1 viewed from east**

5 **Photograph showing trees T1-T6 and T13 viewed from south**

6 **Photograph showing tree T12 viewed from north east**



7 **Photograph showing T11 viewed from north east**

8 **Photograph showing T10 viewed from south**

9 **Photograph showing T10 viewed from west**

10 **Photograph showing T7-T9 viewed from south west.**

11 **Photograph showing T11 viewed from south**

12 **Photograph showing trees T7-T10 viewed from south**

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