

Arboricultural Development Report

LAND REAR OF 20 GORDON SQUARE LONDON

Produced for: UCL Estates

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tree : fabrik

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TF/DR/1017revA Alan Richardson 14/12/15

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1.0 INTRODUCTION

1.1 This report is submitted on behalf of UCL Estates in support of a planning submission for the installation of temporary modular accommodation to form a Quiet Contemplation Room within land to the rear of 20 Gordon Square, London.

2.0 PURPOSE OF REPORT

- 2.1 This report presents an analysis of the potential impact of the proposals on existing trees, based on British Standards 5837 (2012) 'Trees in relation to design, demolition and construction', and precautionary and protection measures to be adopted in order to minimise the impact of development.
- 2.2 The impact assessment is informed by a Tree Survey dated August 2015 undertaken by *tree*:fabrik in accordance with BS 5837 (2012). The tree survey provided an informed approach to tree protection and foundation design as part of the feasibility and design process.
- 2.3 This enables a review by the Council in context of other material considerations submitted in support of a planning application and a basis for issuing planning permission.

3.0 SITE DESCRIPTION

- 3.1 The site is located within UCL and formed by an area of undeveloped land located to the rear of 20 Gordon Square.
- 3.2 The site, broadly rectangular in shape, is bound by existing buildings. The southeast boundary is formed by a temporary building, which is at a raised level and located on brick piers. Parallel footpaths separate the existing buildings from the site to the northeast and southwest.
- 3.3 The site slopes from the southwest to the northeast at a lower level. The change in levels is reconciled by two retaining walls. A central footpath with steps divides the amenity space and links the two principal footpaths.
- 3.4 The open space is formed of bare soft ground with various mature shrubs and two mature trees. Ground flora is limited with the majority of the space formed of bare soil.

Within the local landscape, the surrounding area is urban with trees located within hard landscaping and located in close proximity to buildings. The principal tree species is London Plane.

4.0 STATUTORY DESIGNATIONS

- 4.1 At the time of the assessment, it is understood from enquiries with Camden Council that the site lies within a Conservation Area.
- 4.2 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.
- 4.3 The clients' 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.

5.0 TREE STOCK

5.1 General

- 5.1.1 The 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.

5.2 Observations

- 5.2.1 Two mature trees are located within the open space, a mature London Plane (T1) located to the northwest boundary and a Sycamore (T2) located to the southeast boundary.
- 5.2.2 The London Plane (T1) is set within a soft ground area and located approximately 1m from an adjacent building and a retaining wall 3.3m to the northeast. A remnant wall foundation remains between the tree and the building. This remnant wall has influenced the trunk (flattening) with the visible rooting pattern bias to the soft ground. This is

typically characteristic of a previous structure in close proximity. The existing building displays vertical cracking and appears to be subject to level monitoring.

- 5.2.3 Outwardly, the London Plane displays previous tree works and appears to be of fair health and vigour. At approximately 8m above ground level, the trunk forks forming two spires supporting a full crown. Below this fork, a cavity is located approximately 7.5m above ground level on the northeast profile. The cavity displays dysfunctional wood with good wound wood and occlusion. The upper crown of the London Plane displays previous crown reduction at approximately 15m and has now regrown a full crown. Given the position of the cavity below a structural fork, previous major branch removal and the adjacent target risk, it is recommended that an ariel H&S inspection is carried out and any recommendation for works implemented.
- 5.2.4 To the northeast of the site, a Sycamore (T2) is located 1m from an existing temporary building. This building is located on brick piers with soft ground retained beneath. The void beneath the building is excluded by metal grills. The tree appears to be of fair health and is subservient to the adjacent dominant London Plane (T1). The lower trunk is slightly swept with surface roots biased to the west and flattening of the trunk on the northeast profile. The tree has been previously crown lifted to accommodate the adjacent building with the upper crown displaying a poor crown architecture.
- 5.2.5 Mature shrubs form an open understorey including; Bay, Euonymus, Japanese Arailia, Laurel, Mallow, Oregon Grape, Periwinkle, Viburnum.
- 5.2.6 For detailed assessment of each individual tree please refer to the tree survey schedule (Appendix 1).

6.0 DESIGN CONSIDERATIONS

- 6.1 In view of the above baseline information, the key design considerations and responses identified for installation of the temporary building are as follows;
- 6.2 An existing building is located within the tree root protection area of the London Plane (T1) and Sycamore (T2), with the trees' crowns oversailing the two storey section of the property to the northwest and southeast. Given the proximity of trees, seasonal inconveniences such as leaf fall, blocked gullies and honey dew are historically accepted as part of the regular estate maintenance regime. The proposal would not therefore place additional pressure on trees for removal or inappropriate tree work due to anticipated seasonal inconveniences.

- 6.3 The temporary building will be located within the RPA of adjacent trees. The construction design therefore seeks to minimise the impact on the trees' crowns and root environment. The foundation design has therefore been carefully considered to minimise disturbance within the RPA whilst maintaining moisture and gaseous exchange to the existing soil, and the build process has been simplified modular panels produced off-site. The benefits of these are discussed further below;
- 6.4 Foundation design – The proposed foundations are to be formed of brick piers built on a 750mmx750mmx300mm thick concrete pad foundations with a suspended sub frame above ground level (see Appendix 3: New Qube Structure Foundation & Sub-Frame Notes). This design minimises the footprint of excavation required and reconciles the changes in land levels within the site whilst maintaining the soil environment and allowing gaseous exchange. Whilst localised excavation will be required to install the foundation pads, the excavation is limited to 300mm depth. Given that the existing ground cover is cultivated soil with scattered shrub cover, it is not anticipated that structural roots (>25mm diameter) would be encountered. However, in the unlikely event that structural roots are encountered, the design allows flexibility to re-position the piers outlined in red (see Appendix 3). Where re-positioning is found necessary, the hole will be backfilled and a new hole excavated in consultation with the engineer. Prior to pouring of concrete pads, the hole will be lined with a non porous textile to minimise leaching of wet concrete into the surrounding soil. Care will be taken to avoid splashing during the pouting process. All excavation will be made using hand tools, under supervision of the Project Arbroculturist.
- 6.5 Structural design The proposed temporary structure will be formed of a sub-frame suspended above ground level on brick piers with the walls and roof formed of a modular design using structurally insulated panels built off site. This minimises disturbance of soft ground and reduces potential impact from construction operations. Irrigation will be in the form of rainwater run-off directed from the roof at its northwestern side and distributed within the naturally sloping site beneath the structure. Drainage will use the existing gullies.
- 6.6 Careful consideration has been given to minimising the impact of the temporary structure through both design and construction methodology and subject to precautionary measures during construction the proposal would not have an adverse impact on the London Plane or Sycamore (if retained).

6.7 Tree Management and Pruning

- 6.7.1 The proposal seeks to limit any increase in target risk and their impact on the amenities of future occupiers. In this respect the trees have previously been subject to crown reduction to maintain their crown extents and are subject to estate management.
- 6.7.2 It is the intention of UCL to reduce the crown of the London Plane (T1) to its previous reduction points. Whilst the works would have a temporary impact on visual amenity the tree works would be reasonably considered as part of tree management within an urban area regardless of the proposal. Further, whilst not directly required to facilitate installation of the temporary building, the removal of the Sycamore is currently being considered as part of good arboricultural management. The Sycamore is of poor quality and subservient to the London Plane and in early discussion with Camden Council's Tree Officer, Nick Bell, the principal of removal was considered acceptable, subject to an adequate replacement elsewhere within the campus. A separate tree works notification, according with BS3998 (2010) has therefore been submitted in respect of the proposed tree works with the intention of carrying out these works prior to installation of the temporary building. This will minimise risk of future failure and maintain the London Plane within the local and wider landscape.
- 6.7.3 Subject to tree work being carried out in accordance with BS3998 ' Tree work Recommendations' (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.

6.8 Tree Protection

- 6.8.1 The adjacent trees can be adequately protected in accordance with BS 5837 (2012) as discussed within this report and demonstrated within Appendix 4: Tree Removal and Preliminary Tree Protection Plan [TF1017/TPP/200].
- 6.8.2 Prior to commencement of construction, physical protection to the tree trunks will be erected and formed of a robust box to exclude the trunk from accidental damage during installation. The box will be 2.1m high formed of marine grade ply and be free standing ie. not attached to the tree. In addition, ground protection will be installed to minimise compaction of the soil from pedestrian use during installation. This will be formed of 100mm depth of woodchip laid directly onto the soil surface.
- 6.8.3 Following construction the ply box will be removed and woodchip retained to provide a compost mulch.

7.0 CONCLUSION

- 7.1 The site lies within a Conservation Area.
- 7.2 The principal arboricultural feature is formed by the London Plane. Whilst a Sycamore is located directly to the southeast, the tree is subservient to the dominant London Plane and of poor quality. Both trees are subject to regular maintenance as part of the existing estate management regime.
- 7.3 Careful consideration has been given to the design and installation of the temporary building in order to minimise any adverse impacts on the health or amenity of the trees in the short and long term. Whilst the proposal does not have an adverse impact on either the London Plane or Sycamore, the removal of the Sycamore is considered to be part of good arboricultural management and is subject to a separate tree works notification.
- 7.4 Subject to precautionary measures and recommendations discussed within this report, it is considered that existing trees can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).

APPENDIX 1

Tree Survey Schedule & Reference Plan

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Limitations

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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.

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.

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.

Tree Assessment Methodology

The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.

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.

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 or Tree Protection Plan. 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 in accordance with the guidelines set out in British Standard 5837: (2012) ".

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.

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.

Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix 2 and illustrated on 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.

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.

LAND REAR OF 20 GORDON SQUARE, LONDON

ARBORICULTURAL DEVELOPMENT REPORT

Tree Survey Schedule

Tree	Species	Ht	Stem	Branch spread (m)		Height of	First	Age	Phys.	Structural	Remaining	Category		
No.		(m)	Dia	Ν	E	S	W	crown	Significant	Class	Condition	Condition	contribution	grading
			(mm)					clr (m)	Branch				(est. years)	
T1	London Plane	26	1020	7.5	7.5	7	8.5	7		M	Ν	Located to NW boundary of soft ground area forming rectangular amenity space, soft ground area slopes SW to NE at a lower level with changes in land levels reconciled by low retaining walls and steps to SW and NE boundaries linked by a tarmac footpath. Existing building 1m to NW with cantilevered temporary building above, remnant retaining wall located between tree and existing building, low retaining wall and steps 3.3m to NE. Adjacent building elevation and retaining wall subject to cracking with level monitoring in progress. Trunk displays historic flattening and linear rooting pattern to NE in line of remnant retaining wall possibly indicating adjacent previous structure, main trunk forks at 8m a.g.l. forming two spires with cavity below fork at 7.5m on E profile, development of wound wood with insipient decay behind, crown previously lifted to provide 7.5m a.g.l. on NE side and 5m on SW side, pollarded at 15m a.g.l. with major lateral removed on SE profile to accommodate building.	M	B1

LAND REAR OF 20 GORDON SQUARE, LONDON

ARBORICULTURAL DEVELOPMENT REPORT

Tree	Species	Ht	Stem	Branch spread (m)		Height of	First	Age	Phys.	Structural	Remaining	Category		
No.		(m)	Dia	Ν	Е	S	W	crown	Significant	Class	Condition	Condition	contribution	grading
			(mm)					clr (m)	Branch				(est. years)	
Τ2	Sycamore	17	450	5	5.5	6	5	7.5	8.5N	Μ	Ν	Located to SE boundary of soft ground area forming rectangular amenity space, soft ground area slopes SW to NE at a lower level with changes in land levels reconciled by low retaining walls and steps to SW and NE boundaries linked by a tarmac footpath. Existing temporary building 1m to SE located on piers with void underneath, surface roots to SW with flattened stem to SE possibly indicating adjacent previous structure, crown lifted to 8m a.g.l., with occasional lower epicormic growth forming minor branches <25mm, upper crown influenced by London Plane (T1) which forms the dominant tree, poor crown architecture.	Μ	C1

Root Protection Area

Tree	Species	Stem	Age	Remaining	Category	Root protection	
No.		Dia	Class	contribution	grading		
		(mm)		(est. years)		Radius (m)	M ²
T1	London Plane	1020	М	М	B1	12.2	470.7
T2	Sycamore	450	М	М	C1	5.4	91.6

LAND REAR OF 20 GORDON SQUARE, LONDON

ARBORICULTURAL DEVELOPMENT REPORT

APPENDIX 2 Photographic Record

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 General view of existing amenity area with London Plane (T1) located to the right of the photo and Sycamore (T2) located to the left of the photo.

2. General view of existing vegetation including Bay, Euonymus, Japanese Arailia, Laurel, Mallow, Oregon Grape, Periwinkle, Viburnum. with open soil between.

3. General view of London Plane (T1) located at raised level and adjacent existing building.







4. Detail view of London Plane (T1) with remnant wall between tree and existing building. Basal area and surface roots typically characteristic of previous structure.

5. Detail view of cavity/wound below fork of London Plane (T1) at approximately 7.5m a.g.l

6. General view of London Plane (T1) adjacent existing building and displaying previous pollarding within upper crown.







7. General view of Sycamore (T2) located adjacent temporary building. Foundation type appears to be on piers with void enclosed by metal panels.



 Detail view of swept lower trunk of Sycamore (T2) with flattening on SE side possibly indication previous structure in close proximity.



APPENDIX 3 Qube Structure (foundation design)



FOUNDATION & SUB-FRAME NOTES

Loading onto foundation pads: (See Loading Data for Sub Frame Calc) Floor Loads (Live) 3.0kN/m2 (from BS 6399-1:1996/ Table 1/ Category C1/ Classrooms)

Floor Loads (Dead) 0.45kN/m2 (Self weight of SIPS panels)

Swift Foundations pads capable of bearing 2.5 tonnes (24.5 kN) - refer to LABC type approval. Area of base is 0.36m2

Assumed worst case ground bearing capacity 75 kN/m2 (from BS 8004:1986 - 'firm clays')

Therefore the maximum allowable loading onto an individual pad for this soil type is 75 kN * 0.36 m2 = 27.00 kN, but limiting factor is capacity of Swift Pads at 24.5kN

Maximum loadings conditions of pads shown opposite - all less than 24.5kN.

Foundation pads at the centres shown are therefore adequate for the assumed soil type - to be established by trial hole. Obtain instructions if conditions vary.

Sub Frame sizing: EDGE A - 2 no. 50 x 150 C24 EDGE B - 2 no. 50 x 150 C24 INTERMEDIATE - 2 no. 50 x 150 C24

Joists bolted with M12 bolts at 600mm centres.

Building Control - refer to HDA Calculations for justification.



^{DRG.} 5055/ 4A							
SCALE	1:50	SHEET SIZE A2					
DRN/CHD	25.09.2015 IB						
	University Colle Gower Street, Le	ege London, ondon, WC1E					
The Out							

New 'Qube' STRUCTURE

REV. DATE DESCRIPTION

DRG.

The Qube	
26 Abington Grove	
Northampton	750
NN1 4QX	Oube
mick@thegube.co.uk www.thegube.co.uk	0000

APPENDIX 4 Tree Removal & Preliminary Tree Protection Plan



NOTES This drawing written cor	ng is the property of tre	e: fabrik Itd. It mu is drawing was pr	ist not be copied or reproduc	ed without
should not	be relied upon. Only figu	ured dimensions ar	e to be taken from this drawin	g.
This plan is stock in co	Intended to provide an ontext of proposed temp	illustrative assess oorary structure. T	sment of the impact on the ex his plan should be read in c	isting tree
with the ac	companying Arboricultu	al Development R	eport.	
Bounda	Indicative site bound	lary		
Tree D	votootion Mooo			
Tree P	Crown spread	ires		
	(extent of current cro	own)		
\bigcap	area	ecuon		
	Ground Protection - the RPA will be constru- compressable layer. V form a compostable mu	Ground protection ucted in the form of Vood chips will re uich.	n for pedestrian movements of 100mm depth of wood chip main in place following cons	only within is to form a struction to
	Tree Protection Barri erected prior to comm	ers - All barrlers	that form the tree protection ground works or installation	are to be and are to
	be retained throughout and will consist of mar the trunk from accider and braced to resist in Tree Protection not	t the construction p ine grade sheet p ital damage. The l mpact. A∎ barriers ices are to be f	process. Barriers must be fit fi y forming a free standing box pox must be a minimum of 2 are to be fit for purpose. Al ixed to the outside of all	or purpose excluding 1m height Weather the tree
	Indicative position of	foundation pads	- Installation of foundation pa	ids sha ll be
	positioned to avoid ro number of foundation Excavation of the foun Roots smaller than 25r using proprietary cuttl shall be lined with a no effects of concrete encountered, the exc excavated (in consulta shall be carried out arboriculturist.	bot disturbance/se pads required to dation hole shall b nm diameter may ng tools. Prior to on porous membra Where roots are avated pit shall tion with the engin under a watching	verance of major roots. The support the structure will be e carried out using hand held be pruned back, preferably to pouring of concrete, the res ne to protect the soil from po- larger than 25mm in die be backfilled with soil and eer) to avoid major roots. All brief by a qualified and e	e minimum excavated. I tools only a side root sultant hole tential toxic ameter are a new pit excavation experienced
Notes				
soil. Repense trees nealth an Exposed i using propools are to edevelop	at tracking by vehicles, s is likely to cause root d stability. Any tree root roots smaller than 25mm orietary cutting tools. In I to be used to ensure the ment of fine roots. Poi	excavation or cem damage. This ma ots exposed during n dlameter may b the event that roots e minimum damag or untidy cuts cat	and including washings) over ay have an adverse impact of g operations should be treat e pruned back, preferably to s are required to be pruned, si e is caused. Clean cuts can i , however, result in root di	soft ground on the trees ed at once a side root, harp cutting result in the e back and
decay. No with the P	roject Arboriculturist.	meters of 25mm a	re to be pruned without prior	agreement
tree	e: fabrik			
Lenten Ho 16 Lenten	use Street			
Alton, Han GU34 1HC	npshlre G			
T:01420	593250 544243			
E : alan@t	reefabrik.com			
Project				
UCL C REAR	ULET CONTEN	/IPLATION I ON SQUARE	ROOM E	
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APPENDIX 5

Qualifications and Experience

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Brief qualifications and experience of Alan Richardson

<u>Qualifications</u>: I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

Career experience: I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

As a Director of *tree* : fabrik, I draw on the wide range of experience obtained and specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012), arboricultural impact reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

<u>Continuing professional development</u>: I keep current on arboricultural issues and best practice through membership of the Arboricultural Association and attendance at short courses.



tree : fabrik Lenten House 16 Lenten Street Alton, Hampshire GU34 1HG

T : 01420 593250 F : 01420 544243 E : office@treefabrik.com