Landmark Trees

ARBORICULTURAL IMPACT ASSESSMENT REPORT:

Garages to rear of 51 Gower Street

London

WC1E 6HJ

REPORT PREPARED FOR:

The Bedford Estates

C/o FT Architects Ltd

Hamilton House

Mabledon Place

London WC1H 9BB

REPORT PREPARED BY

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MSc ARB MICFor FArbor A MRICS C Env

Ref: FTA/51GWR/AIA /01a

Date: 9th September 2015

Appendices

Caveats

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report. It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during a survey they will of course appear in the report.

A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

Tree works recommendations are found in the Appendices to this report. It is assumed, unless otherwise stated ("ASAP" or "Option to") that all husbandry recommendations will be carried out within 6 months of the report's first issue. Clearly, works required to facilitate development will not be required if the application is shelved or refused. However, necessary husbandry work should not be shelved with the application and should be brought to the attention of the person responsible, by the applicant, if different. Under the Occupiers Liability Act of 1957, the owner (or his agent) of a tree is charged with the due care of protecting persons and property from foreseeable damage and injury.' He is responsible for damage and/or nuisance arising from all parts of the tree, including roots and branches, regardless of the property on which they occur. He also has a duty under The Health and Safety at Work Act 1974 to provide a safe place of work, during construction. Tree works should only be carried out with local authority consent, where applicable.

Inherent in a tree survey is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc.) may be affected.

Tree Constraints & Protection Overview

Client:	The Bedford Estates	**Case Ref:**	FTA/51GWR/AIA/01a
Local Authority:	LB Camden	**Date:**	9/9/16
Site Address: Garages to rear of 51 Gower Street , London WC1E 6HJ			
Proposal: Demolition of existing garages and construction of a single dwelling with a basement			

Report Checklist	**Y/N**		**Y/N**
Arboricultural constraints on site	Y	Trees removal proposed	
Tree Survey	Y	Topographical Survey	
BS5837 Report	Y	Conservation Area	Y
Tree Preservation Orders	N/k		
Tree Protection Plan:	N/a	(Include in future method statement)	
Tree Constraints Plan:	Y		
Arboricultural Impact Assessment:	Y		

Site Layout					
Site Visit	Y	Date: 04/03/15		Access Full/Partial/None	F/P
Trees on Site			N	Off-site Trees	Y
Trees affected by development			N	O/s trees affected by development	Y
Tree replacement proposed:			N	On or off-site trees indirectly affected by development	N

Trees with the potential to be affected

The TCP and AIA plans illustrate how the proposals will not affect any of the surveyed trees. T5 is a young tree in the neighbouring garden that may require some pruning in the future, although it is important to note that the status quo is not affected by the demolition and rebuilding of a structure in this location, and the species is a small ornamental cherry.

Comments

Recommendations

1	Proposal will mean the loss of important trees (TPO/CA)	N/a
2	Proposal has sufficient amelioration for tree loss	N/a
3	Proposals provide adequate tree protection measures	Y
4	Proposal will mean retained trees are too close to buildings	N
5	Specialist demolition / construction techniques required	N
6	The Proposal will result in significant root damage to retained trees	N
7	Further investigation of tree condition recommended	N

RPA= Root Protection Area
TPP= Tree Protection Plan
AMS= Arboricultural Method Statement
AIA = Arboricultural Implication Assessment
BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'

1. SUMMARY

1.1 This report comprises an arboricultural impact assessment of the proposals for the garages to rear of 51 Gower Street, London WC1E 6HJ, reviewing any conflicts between the proposals and material tree constraints identified in our survey.

1.2 There are 5 trees surveyed on or around the site, of which 1 is category A (High Quality), 1 is B category *(Moderate Quality) and 3 are C category *(Low Quality). In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate. In this instance, no such collective impact is proposed.

1.3 The Tree Constraints Plan (Appendix 2) and Arboricultural Impact Assessment Plan (Appendix 3) illustrate how the proposals will not affect any of the theoretical root protection areas (RPA's) of the surveyed trees. T5 is a young tree in the neighbouring garden that may require minor pruning in the future, although it is important to note that the status quo is not affected by the demolition and rebuilding of a structure in this location, and the species is a small ornamental cherry. The surveyed trees are positioned to the north/north west of the existing garages/proposed dwelling, therefore there will be very limited shading of the proposed rooflight. There will be very minor leaf deposition, although no increase in the existing scenario. Thus, the secondary impacts of development are minimal.

1.4 The site has potential for development without impacting significantly on the wider tree population or local landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London

2. INTRODUCTION

2.1 Terms of Reference

2.1.1 LANDMARK TREES were asked by the Bedford Estates to provide a survey and an arboricultural impact assessment of proposals for the site: garages to rear of 51 Gower Street, London WC1E 6HJ. The report is to accompany a planning application.

2.1.2 The proposals are for the demolition of existing garages and construction of a single dwelling with a basement. This report will assess the impact on the trees and their constraints, identified in our survey. Although the proposals were known at the time of the survey, Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible, with the constraints plan informing their evolution.

2.1.3 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 25 years' experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single and joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture.

2.2 Drawings Supplied

2.2.1 The drawings supplied by the client and relied upon by Landmark Trees in the formulation of our survey plans are:

Existing site survey: 231_00_01 *

Proposals: CAD file_new plan

*In the absence of a full topographical survey, tree positions may be approximate only.

2.3 Scope of Survey

2.3.1 As Landmark Trees' (LT) arboricultural consultant, I surveyed the trees on site on 4th March 2015, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the site, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837:2012].

2.3.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were SURVEYED on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). LT have not taken any samples for analysis and the trees were not climbed, but inspected from ground level.

2.3.3 A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

2.3.4 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

2.4 Survey Data & Report Layout

2.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to this report.

2.4.2 A site plan identifying the surveyed trees, based on the client's drawings / topographical survey is provided in Appendix 2.

2.4.3 This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPA's), tree canopies and shade constraints, (from BS5837: 2012) overlain onto it. These constraints are then overlain in turn onto the client's proposals to create an Arboricultural Impact Assessment Plan in Appendix 3. General observations and discussion follow, below.

3.0 OBSERVATIONS

3.1 Site Description

3.1.1	The site comprises a garage block located to the rear of 51 Gower Street. Access is available from Chenies Street (see Photograph 2 below).
3.1.2	The site is relatively level.
3.1.3	In terms of the British Geological Survey, the site overlies the London Clay Formation with Lynch Hill Gravel superficial deposits (see indicated location on Fig.1 plan extract below). The associated soils are generally, sand and gravel, but with subsoils of highly shrinkable clay; e.g. slowly permeable seasonally waterlogged fine loam over clay. Such highly plastic subsoils are prone to movement: subsidence and heave, but their influence will depend somewhat on the actual depth of that clay (sand and gravel deposits are not shrinkable). The actual distribution of the soil series are not as clearly defined on the ground as on plan and there may be anomalies in the actual composition of clay, silt and sand content.
3.1.4	Sand and gravel soils are less prone to compaction during development than clay soils, potentially reducing the threat to tree health from construction traffic. The design of foundations near problematic tree species will also need to take into consideration subsidence risk in relation to the clay subsoil and its depth. Further advice from the relevant experts on the specific soil properties can be sought as necessary.

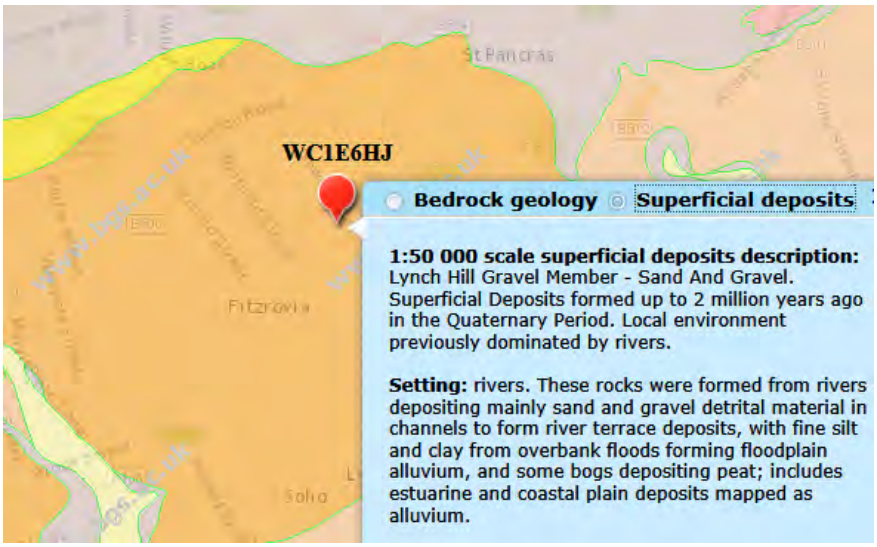

Figure 1: Extract from the BGS Geology of Britain Viewer

3.2 Subject Trees

3.2.1	Of the 4 surveyed trees 1 is category A (High Quality), 1 is B category (Moderate Quality) and 3 are C category (Low Quality).
3.2.2	The tree species found on site comprise sweet gum (T1), cotoneaster (T2), Tree of Heaven (T3), London plane (T4) and Japanese cherry (T5).
3.2.3	In terms of age demographics T5 is young, T1 and T3 are semi-mature, T2 is early mature and T4 is mature.
3.2.4	Full details of the surveyed trees can be found in Appendix 1 of this report.

Photograph 2: Streetview of Trees around garages to rear of 51 Gower Street, London WC1E 6HJ (Source: Google)

3.3 Planning Status

3.3.1	We are not aware of the existence of any Tree Preservation Orders, but understand the site stands within the Bloomsbury Conservation Area, which will affect the subject trees: it is a criminal offence to prune, damage or fell such trees without permission from the local authority.

4.0 DEVELOPMENT CONSTRAINTS

4.1 Primary Constraints

4.1.1 BS5837: 2012 gives Recommended Protection Areas (RPA's) for any given tree size. The individual RPA's are calculated in the Tree Schedule in Appendix 1 to this report, or rather the notional radius of that RPA, based on a circular protection zone. The prescribed radius is 12-x stem diameter at 1.5m above ground level, except where composite formulae are used in the case of multi-stemmed trees.

4.1.2 Circular RPA's are appropriate for individual specimen trees grown freely, but where there is ground disturbance, the morphology of the RPA can be modified to an alternative polygon, as shown in the diagram below (Figure 2). Alternatively, one need principally remember that RPA's are area-based and not linear – notional rather than fixed entities. **No modifications have been made in this instance (please see overleaf).**

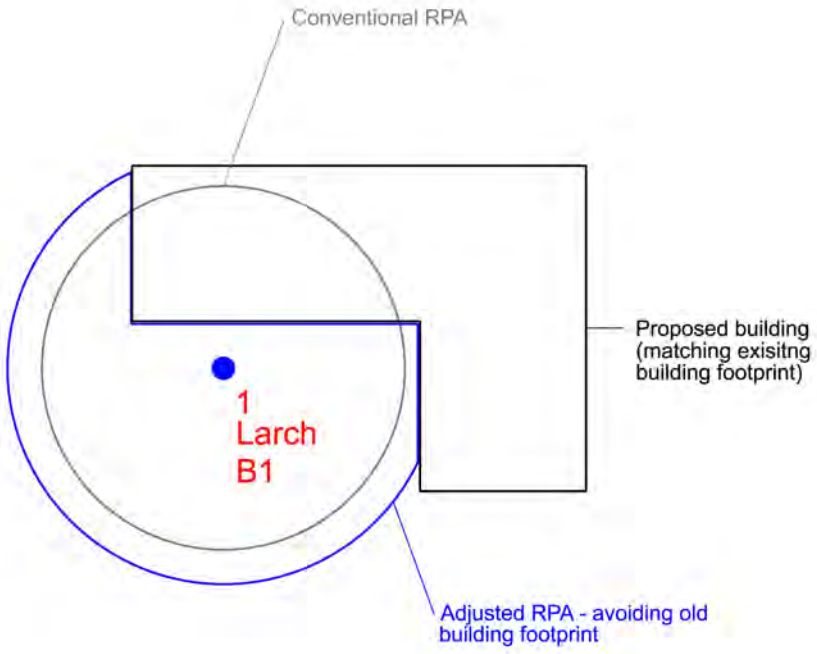

Figure 2 – Generic BS 5837 RPA Adjustments

4.1.3 In BS5837, paragraph 4.6.2 states that RPA's should reflect the morphology and disposition of the roots; where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution. Not infrequently, LT are requested by LPA Tree Officers to modify the RPA's to reflect their assumptions that e.g. a road will have drastically limited root growth.

4.1.4 Such assumptions cannot be proved without prior site investigations / trial pits. Where it is not always possible to conduct site investigations (e.g. below busy roads), we can always look to the published science. There seems little support for the popular myth that roads and services will curb root growth: research for the International Society of Arboriculture by Kopinga J (ISA 1994), found that "a constant high moisture content of the soil directly underneath the pavement surface can be considered as a major soil factor in attracting the trees' roots to develop there." By contrast, grass in lawns may actively antagonise tree roots with natural pathogens. Similarly, Professor F Miller (ISA 1994) found that service trenches at > 3m distances from trees had minimal impact on growth or crown shape.

4.1.5 A key misunderstanding, even among professionals, is that we conflate the RPA with the actual root system: RPA's are *prima facie* a notion / convention / treaty and almost entirely theoretical, but readily calculable. Conversely roots are a "known unknown," spatial entity that we predict at our folly. Yet, many are quick to do so.

4.1.6 LT favour the neutrality of a circular RPA, because in a difference of opinion, the tree officer will always have the prerogative to dictate the final modification of shape. With the best will in the world, the free allowance of modifications will tend to lead to inequitable outcomes, prejudicing the applicant and the practice is in our view, best avoided. The neutral circle dispenses with this inequity.

4.1.7 Ultimately, the point of the circular RPA is to illustrate areas of concern. The purpose of this report is to consider areas of concern (not to modify them to suit our argument or findings). Therefore, no modifications are made here to the RPA's, regardless of roads etc.

4.1.8 The quality of trees will also be a consideration: U Category trees are discounted from the planning process in view of their limited service life. Again, Category-C trees would not normally constrain development individually, unless they provide some external screening function.

4.1.9 At paragraph 5.1.1. BS5837: 2012 notes that "Care should be exercised over misplaced tree preservation; attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during demolition or construction work, or post-completion demands on their removal."

4.1.10 In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate.

4.1.11 In this instance, there are no internal site trees and the theoretical RPA's of the category A and B trees lie outside the site boundaries; therefore there are few significant primary constraints upon development.

4.2 Secondary Constraints

4.2.1 The second type of constraint produced by trees that are to be retained is that the proximity of the proposed development to the trees should not threaten their future with ever increasing demands for tree surgery or felling to remove nuisance shading (Figure 3), honeydew deposition or perceived risk of harm.

Figure 3 –
Generic Shading Constraints

4.2.2 The shading constraints are crudely determined from BS5837 by drawing an arc from northwest to east of the stem base at a distance equal to the height of the tree, as shown in the diagram opposite. Shade is less of a constraint on non-residential developments, particularly where rooms are only ever temporarily occupied.

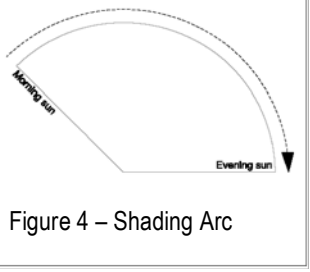

Figure 4 – Shading Arc

4.2.3 This arc (see Figure 4) represents the effects that a tree will have on layout through shade, based on shadow patterns of 1x tree height for a period May to Sept inclusive 10.00-18.00 hrs daily.

4.2.4 The secondary constraints will be negligible, comprising the potential need to maintain crown clearance in the future from T5. However, it is important to note that the status quo with the existing structure is not affected, with no increase on the pressure to prune this tree. The surveyed trees are positioned to the north/north west of the existing garages/proposed dwelling, therefore have the potential to provide very limited shading of the proposed rooflight.

Note: Sections 5 & 6 will now assess the impacts upon constraints identified in Section 4. Table 1 in Section 5 presents the impacts in tabular form (drawing upon survey data presented in Appendices 1 & 2). Impacts are presented in terms of whole tree removal and the effect on the landscape or partial encroachment (% of RPA) and its effect on individual tree health. Section 6 discusses the table data, elaborating upon the impacts' significance and mitigation.

5.0

Table 1: Arboricultural Impact Assessment

(Impacts assessed prior to mitigation and rated with reference to Matheny & Clark (1998))

Hide irrelevant | Show All Trees

Ref: FTA_51GWR_AIA

B.S. Cat.	Tree No.	Species	Impact	Tree / RPA Affected	Age	Growth Vitality	Species Tolerance	Impact on Tree Rating	Impact on Site Rating	Mitigation
C	5	Cherry, Japanese	All construction outside the theoretical RPA Future canopy encroachment	m^2 N/A %	Young	Normal	Moderate	Negligible	N/A	Pruning of overhanging branches- no change in status quo

6.0 DISCUSSION

6.1 Rating of Primary Impacts

6.1.1 The Tree Constraints Plan (Appendix 2) and Arboricultural Impact Assessment Plan (Appendix 3) illustrate how the proposals will not affect any of the theoretical root protection areas (RPA's) of the surveyed trees. T5 is a young tree in the neighbouring garden that may require minor pruning in the future, although it is important to note that the status quo is not affected by the demolition and rebuilding of a structure in this location, and the species is a small ornamental cherry.

6.1.2 The principal of RPA encroachment is established within BS5837:2012 and supported by the source document, National Joint Utilities Guidelines 10 / Vol. 4 1995 / 2010. NJUG introduced the x12 diameter *Precautionary Zone* for supervised working and *Prohibited Zone* at a universal 1m from the base of the tree. RPA's are frequently confused with the NJUG Prohibited Zone, when they clearly correlate with the NJUG Precautionary Zone.

6.1.3 An RPA encroachment of <20% of RPA may be considered as low impact, given the permissive references to 20% RPA relocation and impermeable paving within BS5837:2012 and other published references to healthy trees tolerating up to 30-50% root severance (Coder, Helliwell and Watson in CEH 2006). The trees in question are healthy specimens of species with a good resistance to development impacts, and quite capable of tolerating these low impacts.

6.1.4 "**In practice 50% of roots can sometimes be removed with little problem**, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback" (Thomas 2000). LT do not recommend annexing such high proportions of the root system; rather that within the context of the published science, planning should not be unduly concerned by impacts that are well below the subcritical threshold – *tree health is not at stake.*

6.2 Rating of Secondary Impacts

6.2.1 The surveyed trees are positioned to the north of the existing garages/proposed dwelling, therefore there will be very limited shading of the proposed rooflight. There will be very minor leaf deposition, although no increase in the existing scenario. Thus, the secondary impacts of development are minimal. Furthermore development cannot introduce pressure to cyclically prune, where such a requirement already exists: the status quo is unaffected.

6.3 Mitigation of Impacts

6.3.1	Nuisance deposition can be mitigated with filtration traps on the guttering (see Figure 5 below). Alternatively, elements of green roof construction might be considered, where applicable.

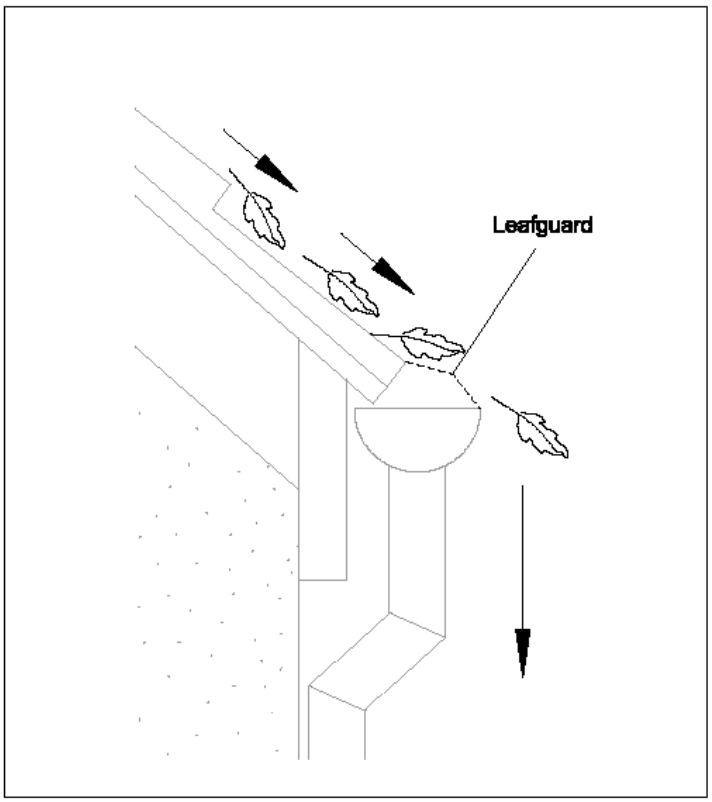

Figure 5: Filtration traps, as shown above, could be fitted on the gutters which can easily be maintained at 2-3m above ground.

7.0 CONCLUSION

7.1	The potential impacts of development are all negligible; there are no RPA encroachments and no increase in the existing secondary impacts.
7.2	Therefore, the proposals will not have any significant impact on either the retained trees or wider landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

8.0 RECOMMENDATIONS

8.1 General Recommendations for Sites Being Developed with Trees

8.2.1 Any trees which are in close proximity to the proposed development should be protected with a Tree Protection Barrier (TPB). The existing boundary walls should provide adequate protection on this site.

8.2.2 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.

8.2.3 To enable the successful integration of the proposal with the retained trees, the following points will need to be taken into account:

1) Plan of underground services.

2) Schedule of tree protection measures, including the management of harmful substances.

3) Site logistics plan to include storage, plant parking/stationing and materials handling.

5) Site supervision: the Site Agent must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on site for the majority of the time;
- be aware of the arboricultural responsibilities;
- have the authority to stop work that is causing, or may cause harm to any tree;
- ensure all site operatives are aware of their responsibilities to the trees on site and the consequences of a failure to observe these responsibilities;
- make immediate contact with the local authority and/or a retained arboriculturalist in the event of any tree related problems occurring.

8.2.4 These points can be resolved and approved through consultation with the planning authority via their Arboricultural Officer.

9.0 REFERENCES

- Barlow JF & Harrison G. 1999. Shade By Trees, Arboricultural Practice Note 5, AAIS, Farnham, Surrey.
- British Standards Institute. 2012. Trees in Relation to Design, Demolition and Construction - Recommendations BS 5837: 2012 HMSO, London.
- Centre for Ecology & Hydrology. 2006. Tree Roots in the Built Environment, HMSO, London.
- Helliwell R (1980) Provision for New Trees; Landscape Design; July/August issue
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- Lonsdale D 1999. Research for Amenity Trees No.7: Principles of Tree Hazard Assessment and Management, HMSO, London.
- Matheny, N; Clark, J. R.1998. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. ISA, Champaign, Ilinois. USA.
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- Thomas P, 2000. Trees: Their Natural History, Cambridge University Press, Cambridge.
- Trowbridge J & Bassuk N (2004) Trees in the Urban Landscape: Site Assessment, Design, and Installation; J Wiley & Sons inc. NJ USA

APPENDIX 1

TREE SCHEDULE

Notes for Guidance:

1. Height describes the approximate height of the tree measured in metres from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in metres of crown clearance above adjacent ground level.
4. Stem Diameter (Dm) is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. BS 5837:2012 formula (Section 4.6) used to calculate diameter of multi-stemmed trees. Stem Diameter may be estimated where access is restricted and denoted by '#'.
5. Protection Multiplier is 12 and is the number used to calculate the tree's protection radius and area
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2012 section 4.5) and refers to tree/group quality and value; 'A' – High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for retention. The following colouring has been used on the site plans:
    - High Quality (A) (Green),
    - Moderate Quality (B) (Blue),
    - Low Quality (C) (Grey),
    - Unsuitable for Retention (U) (Red)
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.

Landmark Trees

Site: 51 Gower Street

Date: 4th March 2015

Appendix 1

BS5837 Tree Constraints Survey Schedule

Landmark Trees Ltd

020 7851 4544

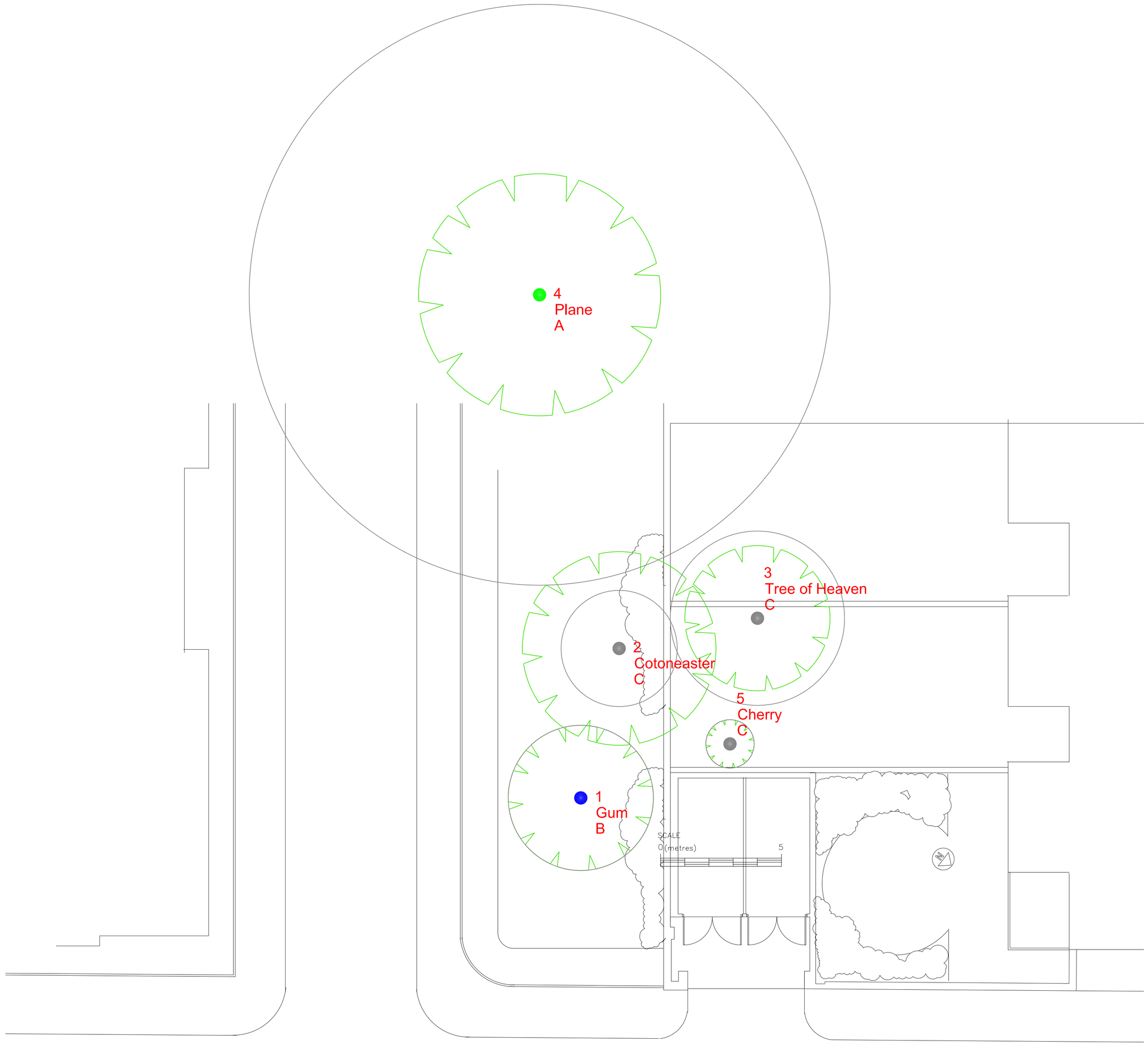
Surveyor(s): Adam Hollis

Ref: FTA_51GWR_AIA

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Gum, Sweet	12	3	2.0	250	Semi-mature	3.0	Normal	Fair	B	2	20+	Co-dominant limbs Included bark in branch unions 3m E of rear boundary 8m N of Chenies St boundary
2	Cotoneaster	6	4	2.0	196	Early Mature	2.4	Normal	Fair	C	2	20+	Multi stem weakness Crown lifted 1.5 of rear boundary of 53 15m N of Chenies St boundary
3	Tree of Heaven	10	3	3.0	300	Semi-mature	3.6	Normal	Fair	C	2	20+	Multi stem weakness Crown lifted In no. 53 14m N of Chenies St boundary
4	Plane, London	20	5	5.0	1000	Mature	12.0	Normal	Fair	A	1	>40	Remote survey only (RS) No clear view
5	Cherry, Japanese	3	1	1.0	80	Young	1.0	Normal	Fair	C	2	>40	Remote survey only (RS)

APPENDIX 2

TREE CONSTRAINTS PLAN



NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1,5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

Landmark Trees

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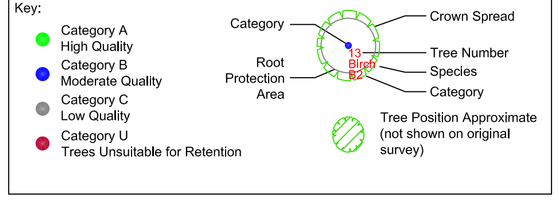
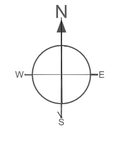
Tel: 0207 851 4544 Mobile: 07812 989928
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: 51 Gower Street	1:100@ A1
Drawing Title: Tree Constraints Plan	March 2015

Key:

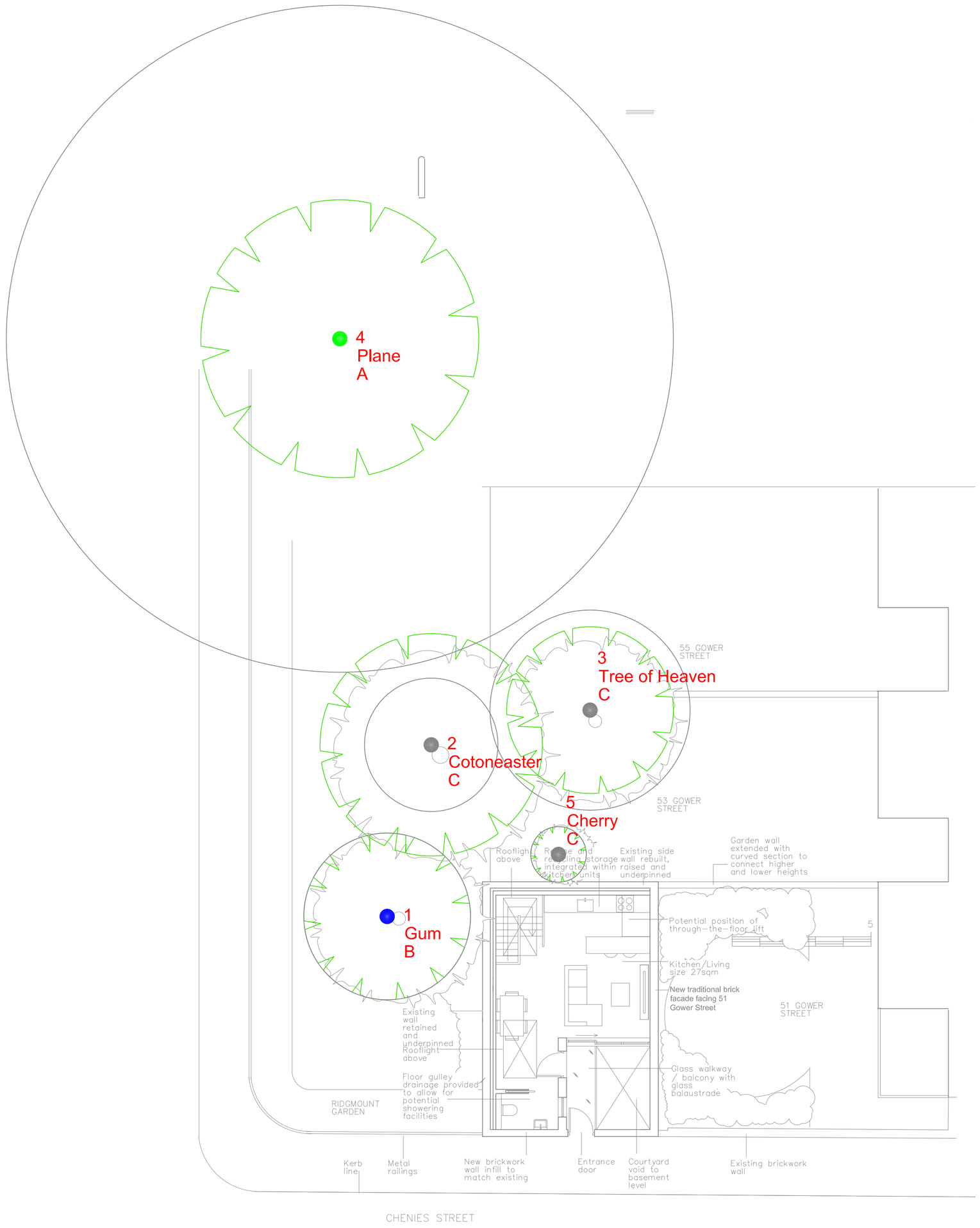
- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention





APPENDIX 3

ARBORICULTURAL IMPACT ASSESSMENT PLAN



NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

Landmark Trees

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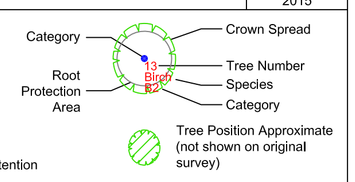
Site: 51 Gower Street	1:100@ A1
Drawing Title: Arboricultural Impacts Assessment	September 2015

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention



Tree Position Approximate (not shown on original survey)