HALLWOOD
ASSOCIATES
ARBORICULTURAL AND WOODLAND CONSULTANTS

TITLE: **Arboricultural Impact Assessment:**
22 Tower Street, London, WC2H 9NS

DATE: 17th December 2018

PREPARED BY: Dominic Poston

REF: HWA10230_APIII

Institute of Chartered Foresters
Registered Consultant

ARBORICULTURAL IMPACT ASSESSMENT

22 Tower Street, London, WC2H 9NS

REF: HWA10230_APIII
DATE: December 2018

Prepared For
British Retail Consortium

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1.0	**17.12.18**	**Dominic Poston**	**First issue**

Summary

It is the author's opinion that there is no specific arboricultural reason why this development cannot proceed as highlighted within this report.

The site has been assessed in accordance with BS 5837:2012 'Trees In relation to design, demolition and construction – Recommendations'.

The proposal is for the re-modelling of 22 Tower Street, including the establishment of a new pedestrian access from Tower Court.

The proposal will entail the removal of part of one small, low value group of vegetation but the loss will be insignificant in the wider landscape. The building will be within close proximity, but outside of canopy spreads of retained trees.

The proposed building makes good use of the space available allowing the good quality trees to be retained with ample space.

A detailed impact assessment can be found in Part 2; this should be read in conjunction with the Tree Protection Plan which can be found at Appendix B. Site specific methodologies are located in Part 3.

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Part One: Introduction

1 Particulars of Instruction

1.1 Hallwood Associates Ltd (HWA) are instructed by The British Retail Consortium to provide specialist arboricultural advice in accordance with the principles laid out within British Standard *BS 5837: 2012 "Trees in relation to design, demolition and construction – Recommendations* (BS) with regards to a planning application being made and to report on the following:

1. To assess the quality of the Trees and Hedgerows on (and immediately adjacent to) the site.

2. To provide an assessment of the impact the proposed development will have upon the existing significant arboricultural features.

3. To recommend measures that will suitably protect retained trees during the development process.

4. To recommend an appropriate level of mitigation and/or compensation where necessary.

2 Authorship

2.1 The author is a chartered arboriculturist and chartered environmentalist. He holds the Royal Forestry Society's Professional Diploma in Arboriculture, is a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of the author's experience. Details are available upon request or at www.hallwoodassociates.com.

3 Provided Documents

3.1 The author was provided with copies of the following plan(s):

I. Topographical land survey of existing site
II. Proposed layout

4 Scope of Survey

4.1 This report and all plans appended to it have been formulated using guidance given in the British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.

4.2 The tree survey was carried out independently, as far as possible, of the proposed new layout, as recommended in the British Standard.

4.3 The survey contains details of the size, condition and retention category of each tree which may be affected by the proposed development.

4.4 The retention category is derived from the British Standard which allows arboriculturists to place trees in certain bands so that impacts can be appropriately quantified and managed; broadly defined as follows:

- A Category - High quality and value - such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested);
- B Category - Moderate quality and value - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested);
- C Category - low quality and value – currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested).
- U Category - in such a condition that any existing value would be lost within 10 years and which should, in the current context be removed for reasons of sound Arboricultural management.

4.5 Tree positions have been taken from, or estimated from the provided (topographical) plans. It would be prudent to confirm positions if it could affect the proposed construction.

5 Limitations

5.1 The potential effect of development on trees, whether statutorily protected (e.g. by tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. HWA have not checked whether trees on site are statutorily protected and you **must** carry out a statutory tree protection check if you intend to undertake any works prior to formal planning consent being issued.

5.2 Comments relating to non arboricultural matters may be made throughout this report. Making comments on such matters is within the normal remit of our instructions and the range of the author's experience. Any opinion thus expressed should be deemed as provisional and confirmation sought from an appropriately qualified professional.

5.3 The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. Hallwood Associates Limited cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s), whichever is the sooner.

5.4 All rights in this report are reserved. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Hallwood Associates Limited.

5.5 European legislation and UK statutes such as the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 (as amended) provide statutory protection to birds, bats and other species that inhabit trees. These could impose significant constraints on the use and timing of site access in addition to any of the tree matters detailed in this report. These issues are beyond the scope of this report and have therefore not been considered.

6 Methodology

6.1 Each tree was surveyed and given a number corresponding to the provided plan(s) found at appendix C. For each group or individual information was collected as recommended at 4.4.2.5 of BS 5837. The survey was preliminary in nature and did not involve aerial or detailed inspection. This data is held within the tree schedule which can be found at Appendix A.

6.2 BS5837 recommends that trees within categories A-C (where A is highest quality) are a material consideration in the development process. However it should be noted that young trees with a stem diameter less than 150mm may be considered for relocation. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process. The A-C categories are combined with the numbers 1, 2 or 3. These numbers signify whether the justification for the category was based on arboricultural, landscape or cultural/conservation values respectively. The tree categories are illustrated on the plans with

colour coding. Category A trees are light green, category B are mid blue, category C are grey and category U are dark red.

6.3 Where category U trees are notable for their conservation, heritage or landscape value, even though only for the short term, they may be upgraded, although they might be suitable for retention only where issues concerning their safety can be appropriately managed.

6.4 Section 4.6 of BS5837 recommends that the trunk diameter measurement for each tree is used to calculate the root protection area (RPA), which can then be interpreted to identify the design constraints and, once a layout has been developed, the Construction Exclusion Zone (CEZ) to be protected by barriers (tree protection plan (TPP)).

6.5 Following inspection and grading of the trees, the information listed in Appendix A is used to provide constraints guidance to the project architect based on the locations of the best trees. All U trees are ignored as they not of good enough quality to be considered as a material constraint on development.

6.6 The enclosed tree protection plan (TPP) shows the trees recommended for retention, their relevant RPA and provisional positions for protective fencing and ground protection. The position of the protective fencing is adjusted by estimating the likely root morphology. Root morphology will be influenced by the ground conditions; roots will proliferate where soil conditions are favourable and less so where the ground conditions are poor e.g. Buildings and metalled roads with deep foundations will inhibit root growth into the area.

7 The Site

7.1 The site, located at Ordnance Survey Grid Reference TQ 30021 81041 was visited by Dominic Poston on 06 November 2018 and comprises a large detached property with associated landscaping located just west of Covent Garden within the London Borough of Camden.

7.2 The tree stock on Site is limited to two moderate to low value planted specimen trees within a raised planter along the eastern boundary with Tower Court.

Part Two: Impact Assessment

8 Arboricultural features

8.1 There are 2 (two) trees and 1 (one) group of woody vegetation which have been categorised within the site. Both trees are categorised B, whilst the group is categorised C.

8.2 A schedule of tree condition and category of retention (see 4.4 above) is attached at appendix A.

9 Detailed Impact Assessment

9.1 All surveyed vegetation is immature, and if causing a constraint on development could be adequately mitigated for through the specification and planting of semi-mature nursery stock in the landscape phase.

9.2 The proposed developments impact upon the trees has been assessed according to RPA encroachment and disturbance. All trees affected and the proposed mitigation is identified in Table 1 below:

Important Trees		Non-Important Trees	Impact	Reason	Mitigation
A	B	C			
-	-	Part of Grp 1	Trees to be removed	Building construction and/or proximity	None required
-	-	-	Trees to be pruned	To make space for development	N/A (if minor works required, they will be carried out to BS 3998)
-	T1	-	RPA disturbance	Removal or installation of surfaces/ structures/ landscaping	Works to accord with methodologies contained herein.

Table 1: Arboricultural Implications

9.3 T1 (Category B) has been identified as at risk of damage through RPA disturbance as follows:

9.3.1 T1 is considered moderately important, as it has a high potential to contribute to amenity so any adverse effects upon it should be minimised. Its RPA is shown contained by the existing raised planter and therefore the creation of a new access through the planter is likely to encounter root material. These changes may cause harm if not carried out with care. Hallwood Associates have reviewed the situation

closely and believe that this tree may be retained successfully if appropriate protective measures are correctly specified and implemented in line with those proposed within Part 3.

9.4 part of one Category C group has been identified for removal to facilitate this development, but due to their relatively low amenity value they are not worthy of influencing any layout. Their importance within the overall planning context is limited and their loss should not influence the determination of this planning application.

9.5 No details of service or utility runs have been supplied for consideration within this assessment, however, due to the existing site layout and location of retained trees it is anticipated that there would be no additional conflict with the root protection zones. Where works are unavoidable, all excavation must be carried out in accordance with National Joint Utility Guidelines Publication Volume 4: Guidelines for the planning, installation and maintenance of utility services in proximity to trees.

9.6 Existing boundaries will be retained within the RPA of retained trees, except for where a new entrance is to be made north of T1, where making good may be required following partial demolition of the boundary wall and raised planter. However, a (partial) new wall on existing foundations is unlikely to cause impact.

9.7 Minor demolition of the existing raised planter and boundary wall within the RPA of trees 1 and 2 is required and the general guidance contained in part 3 regarding the removal of structures and/or surfaces must be followed.

10 Protection of retained trees

10.1 The successful retention of trees depends on the quality of protective measures and the administrative procedures to ensure those protective measures remain in place throughout development. An effective way of achieving this is by way of an Arboricultural Method Statement (AMS) which can be specifically referred to in a planning condition. A preliminary AMS for this development is located at part 3.

11 Mitigation

11.1 In this instance it was not deemed necessary or appropriate to specify new tree planting in mitigation.

12 Tree works schedule

12.1 Tabulated below is a list of recommended tree works which should be carried out prior to development.

12.2 All recommended works should be implemented in line with British Standard 3998: Tree work or subsequent industry accepted best practice.

12.3 The recommendations contained herein are preliminary and subject to change subsequent to approval.

12.4 Provisional tree work specification (Subject to statutory protection check):

Tree No('s).	Specification	Reason	Timing
Part of Grp1	Fell to ground level.	To allow development, and/or too close to proposed development	ASAP

Table 2: **Tree works specification**

13 Conclusions

13.1 British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice to inform the layout and design of the proposed building
- Respecting the constraints posed to development of the site by high or moderate quality trees
- Continuing to take advice on all aspects to the proposal that may impact upon trees

13.2 The protection of retained trees on site during the proposed development works can be achieved by continuing to follow the recommendations of this report, BS: 5837 and suitably drafted planning conditions.

13.3 The retained trees will not give rise to any substantial post development pressure.

Part Three: Arboricultural/Construction Method Statement

14 General principals

14.1 An arboricultural consultant will be appointed by the developer to advise on tree management for the site and to attend:

- The pre-commencement meeting before any works start;
- Regular supervision visits, every two to four weeks, or as otherwise agreed; and
- As needed to oversee any specific works which could affect trees.

Additionally, the consultant will have a supervisory role in the following operations:

- Site preparation, including tree works and any demolition requirements
- Installation, maintenance and removal of barriers.

14.2 To ensure that the Local Planning Authority Tree Officer has an opportunity to visit the site, the Local Authority is to be given notice in writing 5 full working days prior to the date of commencement of development to check all physical tree protection.

14.3 Equally as important as the physical measures of tree protection are the links of communication. The section below should include the details of the relevant parties and individuals that are important in the process of tree preservation at this development site. Such details should be retained by all relevant parties and available on site at all times. It is an undertaking that the relevant parties are advised of any changes in personnel or contractor during the development process. The Contact details are to be updated prior to commencement of any works in connection with the planning permission.

Contractor: TBA

LPA Tree Officer: TBA

Project Manager: TBA

Arboricultural Consultant: Dominic Poston, Hallwood Associates (07946 938906)

15 Sequence of events

15.1 ***Before demolitions, soil stripping and construction work starts (including bringing of plant and materials on site):***

- **A pre-commencement site meting** shall be held prior to the commencement of any works associated with the proposed development. This is required in order for the Local Planning Authority, the retained Arboricultural Consultant and construction personnel to agree all approved site processes. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work. If an LPA representative is unavailable, the retained arboricultural consultant will inform the LPA in writing of the details of the meeting.

- **Tree works to be completed**

15.2 ***After tree works but before demolition, soil stripping and construction work starts (including bringing of plant and materials onto site):***

- **Tree protection fencing** as shown at Section 19 and Appendix B will be constructed in accordance with the recommendations in BS5837:2012 after tree works have been carried out but before any construction or demolition has commenced.

15.3 ***During construction:***

- **Tree protection will not be moved or altered** without written consent from the Local Planning Authorities tree officer and the area within (Construction Exclusion Zone (CEZ)) will be considered sacrosanct.

- **Arboricultural supervision** will be provided as and when necessary throughout development process.

15.4 ***Post construction works and following removal of all plant and materials from site:***

- **Remove tree protection** to facilitate landscaping. This will only be permitted once construction work is complete; following approval from the Local planning authorities' tree officer.

16 Tree surgery works

16.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.

16.2 **All permitted or approved tree work** should be carried out in accordance with the British Standard *"Recommendations for Tree Work"* BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.

16.3 If any works are required to retained trees protected by a TPO or within a Conservation Area, prior to full planning permission being granted, written approval must be obtained in advance from the LPA.

16.4 Should additional tree works become apparent during the construction process; written consent will be required from the LPA prior to these additional works being undertaken.

16.5 All tree works that are required to facilitate the development are detailed within the Tree Works Schedule located in Section 12.

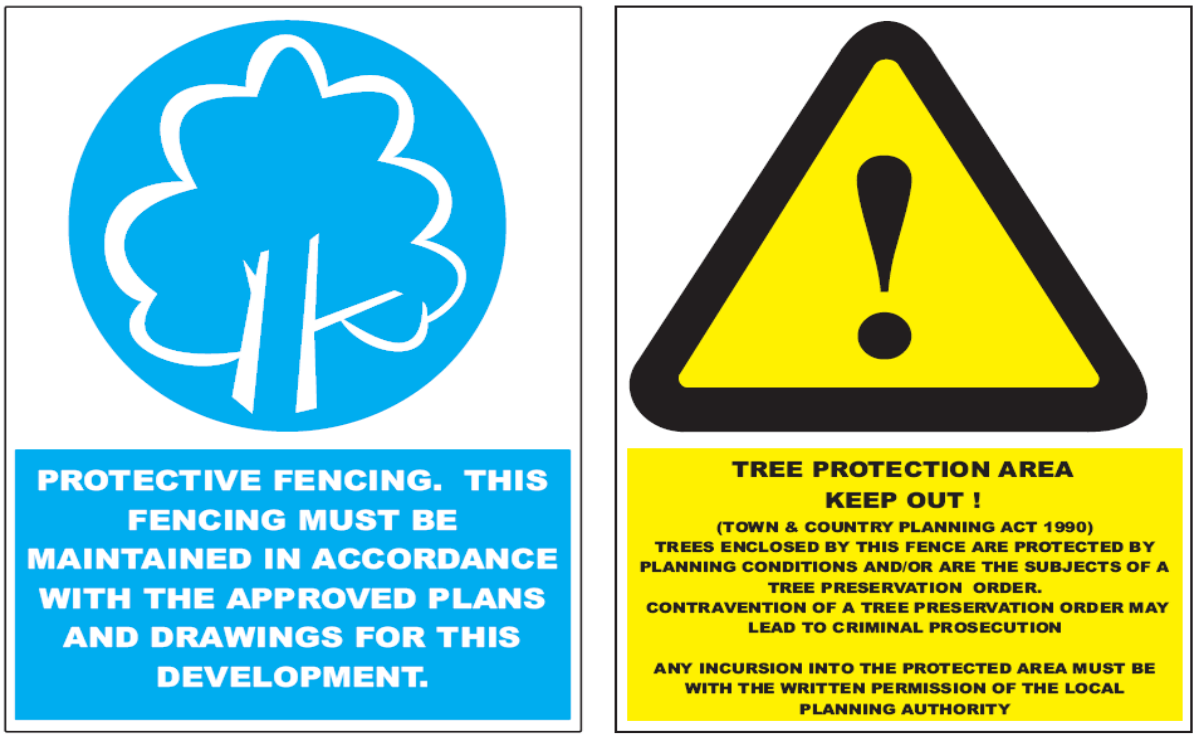
17 Interpretation

17.1 A copy of this method statement including the appended tree protection plan ref: HWA1020_TPP will be provided to all relevant parties.

17.2 Dimensions and positions of the approved fencing will be drawn onto all plans used by site operatives.

17.3 Laminated protective fence signage, such as that shown below will be erected on all protective fencing at 1.5 from ground level and every 3m along the fence.

Figure 1: Barrier signage



18 Site monitoring and supervision

18.1 Once the site is active, the arboricultural consultant will visit at an interval agreed at the pre-commencement meeting. This would normally be between two to four weeks for general supervision but could be longer if agreed between the parties.

18.2 The supervision arrangement will be sufficiently flexible to allow the supervision of all sensitive works as they occur. The arboricultural consultant's initial role is to liaise with the developer and the LPA to ensure protective measures are fit for purpose and in place before works commence. That role will switch to compliance monitoring when development begins.

18.3 All supervisory visits will be formally confirmed in writing and circulated to all relevant parties, including the LPA. The purpose of these written records is to firstly provide proof of compliance that will allow the developer to robustly demonstrate adherence to best practice in the event of disputes, and secondly to help the LPA efficiently discharge the relevant planning conditions.

18.4 Results will be recorded and available for scrutiny by the LPA and Developer. Any defects requiring remediation or rectification shall be notified to the site foreman/manager and the client.

Example pro-forma

Date	Activity	Checked	Comments/ damage noted	By whom	Signed	Action taken
	Erection of protective barriers					
	Inspection of protective barriers					

18.5 Should protective fencing become damaged so as to impair its function as a protective barrier, all works shall cease in the vicinity of the damage, until the fence has been repaired.

18.6 Should damage occur to any of the retained trees for whatever reason, the damage should be reported to the site foreman/manager immediately. The site foreman/manager will then report to the retained arboricultural consultant to enable remediation to be implemented as necessary and agreed with the LPA.

18.7 The LPA Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

18.8 Upon completion of all development works the retained Arboricultural Consultant, the client and a representative from the LPA will meet on site to discuss any remedial works required.

19 Tree protection

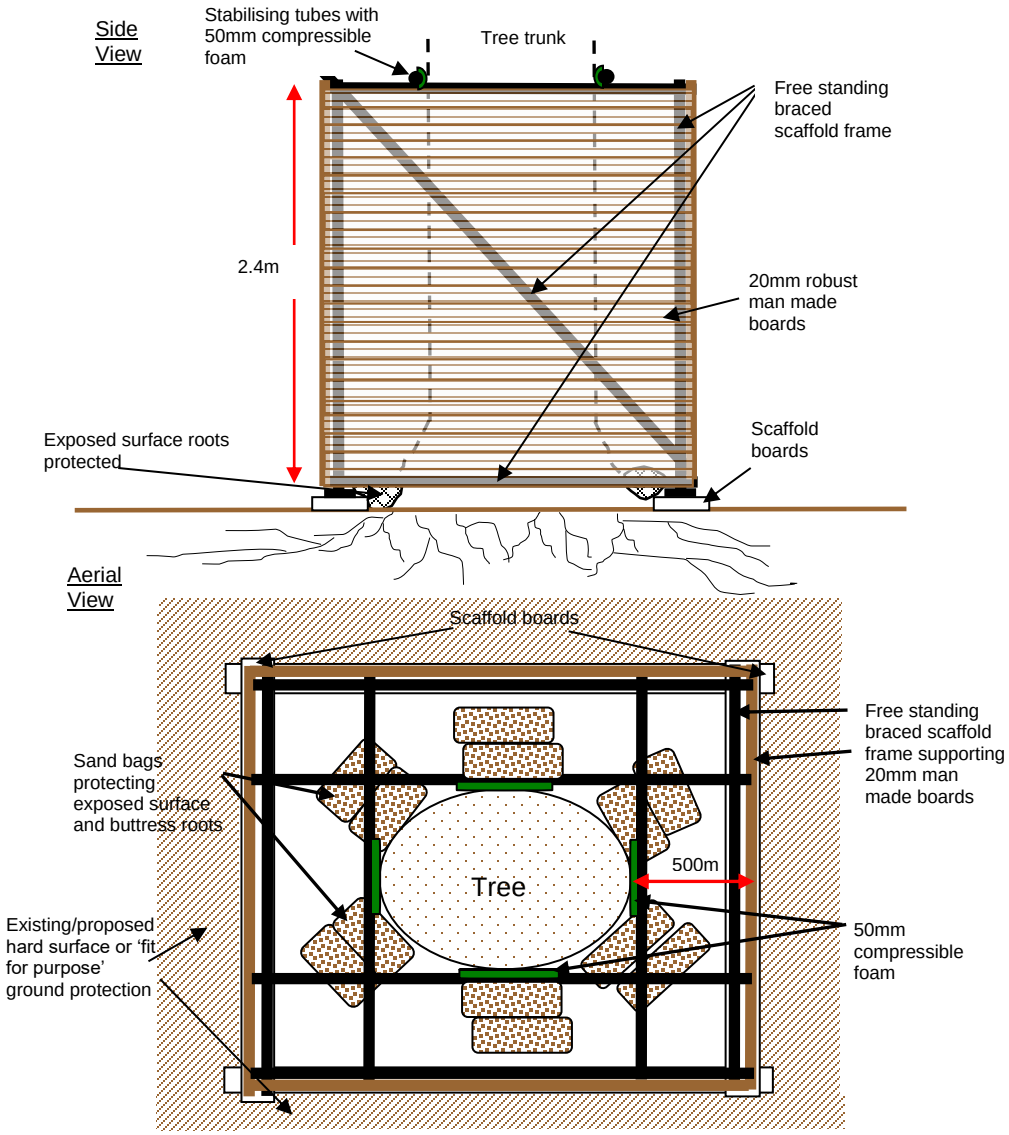
19.1 Before starting demolition works tree protection will be installed in accordance with Tree Protection Plan (ref: HWA10230_TPP). This will occur immediately following the completion of tree works and prior to any site preparation works starting.

A copy of the Tree Protection Plan will be displayed in the site office and canteen as a point of reference for all site operatives.

19.2 **Individual Trunk Protection** is required for trees 1 and 2 due to site access/existing hard surfaces/the need to maintain public access preventing the utilisation of standard barriers. Due to the trees' position close to areas of high construction activity, these trees will be protected using heavy-duty individual trunk protection to a height of not less than 1.5 metres. This will consist of a well-braced self-supporting scaffold frame to a height of 1 metres, clad with 20mm thick robust man-made boards. Buttress roots will be protected with two layers

of sand bags and horizontal bars covered with a compressible foam to prevent damage to trunk bark (See Figure 2 below).

Figure 2: Heavy Duty Individual Trunk Protection



Once the barriers are in place they must remain *in-situ* throughout the following list:

- Contractor occupancy
- Plant and Materials delivery
- Construction works
- Installation of porous surfacing
- Utility installation
- Completion of development
- Landscaping

The area within the CEZ will be regarded as **sacrosanct**, and the tree protective barriers shall not be taken down or relocated at any time without the written approval of the LPA. An example of a CEZ notice is located at Section 17.

20 Siting of temporary offices, toilets and material storage compounds

20.1 It is anticipated that all storage materials and deliveries shall make use of the existing access and hard surfaces within the site confines, in order to avoid unnecessary damage to tree roots.

20.2 The locations shall be agreed in writing with the LPA prior to the commencement of works on site, and will remain in only those agreed locations throughout the construction phases. If an alternative location is required, this must be agreed in writing with the LPA. This will also include the delivery; storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete). All such locations will be outside of the RPAs, and avoid areas where 'run off' of chemicals may flow into RPAs.

21 General considerations within and outside the construction exclusion zone

21.1 Inside the CEZ formed by the protective barrier and ground protection measures, the following prohibitions shall apply:

- No construction activity will occur within the CEZ unless otherwise stated in this report, or agreed in writing with the LPA prior to the specific activity taking place.

21.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:

- Materials, which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.

- Fires shall not be lit in a position where their flames can extend to within 5 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.

- Notice boards, telephone cables or other services shall not be attached to any part of the tree. (See appendix CB5 Common Causes of Damage During Construction Works)

22 Utility service connections

22.1 Details of service location proposals have not been forwarded to HWA at the time of compiling this assessment. It is however assumed, given the location of the trees, that services will be installed outside the root protection areas of retained trees, and connected to the existing where practicable, this will avoid disturbance of tree roots and ensure their healthy retention.

23 Removal of Built Form and Hard Surfaces in Close Proximity to retained Trees

23.1 Removal of existing built form within the RPA of T1 must be undertaken by hand (where feasible and in line with Health and Safety polices) to avoid any surface root damage, and shall be supervised on-site by the retained arboricultural consultant.

23.2 All works will be undertaken by working only from the existing hard surface or protected ground area. The required work should then be completed with hand operated tools or appropriate machinery, but under the supervision of an arboriculturist. Any machinery or equipment to be used will need to be lightweight and run on additional ground protection, or working from the existing hard standing only.

23.3 Specialist tools for removing soil around roots using compressed air may be an appropriate alternative to hand digging, if available. All soil removal must be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation. Where possible, flexible clumps of smaller roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage. If digging by hand, a fork should be used to loosen the soil and help locate any substantial roots. Once roots have been located, the trowel should be used to clear the soil away from them without damaging the bark. Exposed roots to be removed should be cut cleanly with a sharp saw or secateurs 10-20cm behind the final face of the excavation. Roots temporarily exposed must be protected from direct sunlight, drying out and extremes of temperature by appropriate covering. Roots greater than 2.5cm in diameter should be retained where possible. Roots 2.3-

10cm in diameter should only be cut in exceptional circumstances. Roots greater than 10cm in diameter should only be cut after consultation with the appropriate supervisory officer.

24 Soft landscaping works

24.1 Any soft landscaping works within the development area will be in accordance with the approved landscape plan, and any specification of such works approved by the local planning authority.

25 Removal of protective barriers

25.1 When the development phase is complete, all drainage and service runs are in place, all site machinery has been removed and any landscaping for the principal area of the site has been implemented, the protective barriers will be dismantled.

25.2 This fence dismantling must be undertaken with great care, and will need to be supervised to avoid heavy machinery being used within the root protection areas. Hoarding, scaffolding and other barrier materials will need to be removed from site immediately.

Appendices

APPENDIX A – Tree Survey Schedule

APPENDIX B – Plans

Appendix A
TREE SURVEY SCHEDULE

TREE SURVEY KEY

		Age Class		Definition	Retention Category			
Stem Dia	= Stem diameter (mm) at 1.5m above ground level	**Y**	Young	1st 1/3rd of life expectancy	Category (BS 5837)		Sub Category (BS 5837)	
C.C.	= Height of crown clearance above ground level	**SM**	Early Mature	2nd 1/3rd of life expectancy	**A**	High Quality & Value	**1**	Mainly arboricultural value
U.L.E.	= Useful Life Expectancy of the tree in years	**M**	Mature	Final 1/3rd of life expectancy	**B**	Moderate quality & value	**2**	Mainly landscape value
Stems	No of stems emanating below 1.5m above ground level	**OM**	Over mature	Beyond life expectancy & in natural decline	**C**	Low quality & value	**3**	Mainly cultural value
(Ref)	Number and type of feature (T – tree, H – hedge, G – group, S - stump)	**V**	Veteran	Great age & poss. high conservation value	**U**	No quality & value - Remove		

NB: Estimated ultimate height and crown spread achievable at maturity if conditions are ideal are given (in brackets) next to actual measured dimensions

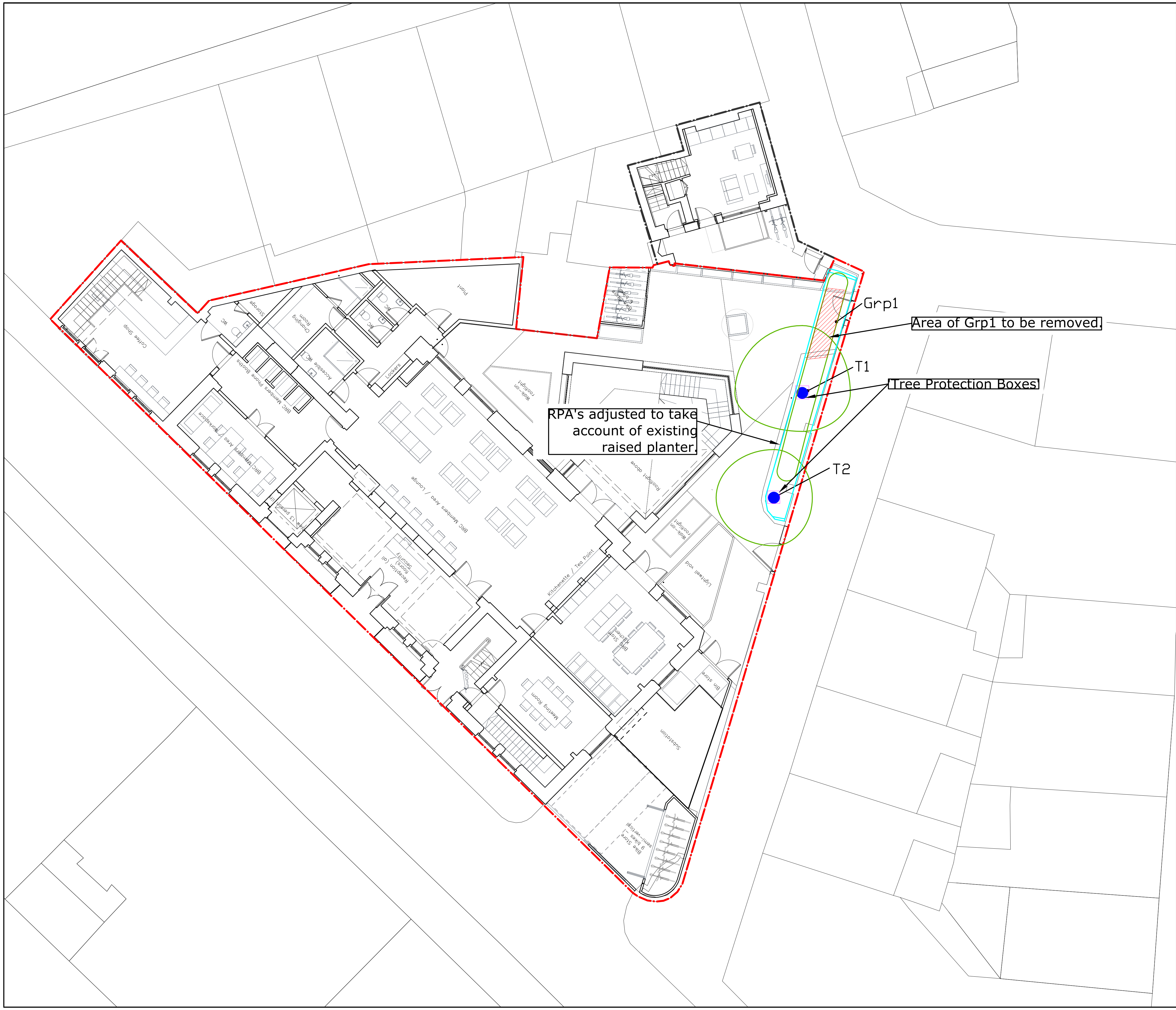
TREE SURVEY SCHEDULE (TABLE 1)

(Ref) No.	Species	Height (m)	Stem diameter (mm)	Branch spread N (m)	Branch spread E (m)	Branch spread S (m)	Branch spread W (m)	Canopy Height (m)	Life Stage	Observations	Recommendations	ULE (yrs)	Retention category
T1	Whitebeam	10	210	3.5	2.5	2	3.5	3	SM	Growing in raised bed. Previous minor pruning evident. Included, compression union of main stems at 2.5m.	None	20+	B2
T2	Whitebeam	10	220	2.5	2	2.5	3	3	SM	Growing in raised bed. Previous minor pruning evident. Included, compression union of main stems at 2.5m.	None	20+	B2
Grp1	Mixed	<5	<100	-	-	-	-	0	SM	Growing in raised bed. Predominantly pittosporum and laurel.	None	10+	C2

APPENDIX B
Plans

Figure 1: Tree Protection Plan

Figure 1: Tree Protection Plan



Notes:

LEGEND:

T1

Extent of root protection area (RPA)

Indicative stem location and BS 5837 value categorisation

Extent of existing crown spread:
Red = Tree identified for removal to facilitate development.
Green = Tree identified for retention.

BS 5837 value categorisation colour code:
Green - High value
Blue - Moderate value
Grey - Low value
Red - No value

Indicative line of tree protection
(See accompanying report for details)

Rev.	Description.	Date.

Client: British Retail Consortium

Job: 22 Tower Street

Drawing Title: TREE PROTECTION PLAN
1 of 1

Client Logo:

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HALLWOOD ASSOCIATES
ARBORICULTURAL AND WOODLAND CONSULTANTS

Date:	17.12.18	Drawn By:	DAP
Scale:	1:200 @ A3	Checked By:	GLP

Drawing Number: HWA10230_TPP

Rev. .