

# **Arboricultural Impact Assessment**

**for planning purposes**

Network Building  
95-100 Tottenham Court Rd & 76-80 Whitfield St  
London  
W1T 4EZ

**April 2021**

**200914-PD-11**

Project	200914-PD-11 – 95-100 Tottenham Court Road & 76-80 Whitfield Street (Network Building)
Report Type	Arboriculture (Planning)
Author	Chris Wright
Checked by	Tim Moya
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# 1 INTRODUCTION

## Instruction

- 1.1 This *Arboricultural Impact Assessment* (the 'Report') has been instructed by *Blackburn & Co Ltd* (the 'Client').

## Author

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

## Proposed development

- 1.3 The proposed development at the Network Building (comprising *95-100 Tottenham Court Road & 76-80 Whitfield Street* - i.e., 'the Site') is for the demolition of the existing structures at the Site and the construction of an eight-storey mixed-use building with some public realm improvements ('the proposed development'), within the area administered by the *London Borough of Camden* ('the LPA').

## Scope

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

## Site survey

- 1.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 16th September 2020 by the Author. The details of this survey are found within the report appendices.
- 1.6 The survey was not an assessment of the health and safety of the trees. However, any trees identified as a current notable risk to people and property will have been highlighted in the schedules, at Appendix B.



*Map 1: Showing the area discussed in this Report within the indicative line.*

## Report preparation

1.7 This report has been prepared, with reference to the following supplied documents and information:

- proposed architectural plans; and
- topographical survey.

1.8 The appendices of this report include:

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

## Definition of terms

1.9 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - *"methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained"*.
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.

- **Root Protection Area ('RPA')** - *"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability, and where the protection of the roots and soil structure is treated as a priority"*.
- **Service(s)** - *"any above- or below-ground structure or apparatus required for utility provision" that may for example include "drainage, gas supplies, ground source heat pumps, CCTV and satellite communications"*.
- **Tree Protection Plan ('TPP')** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures"*.

## 2 SITE INFORMATION

### Current Site use

- 2.1 The Site currently comprises a building that is used for office and retail space, and is bordered by the public realm to the east, south, and west (see Photo 1 below, for a general indication of this).



**Photo 1:** Looking east, along the southern edge of the Site, showing T2 (centre).

### Landscape character

- 2.2 England is divided into 159 distinct areas ('*National Character Areas*' or 'NCAs'), assessed by *Natural England*, which follow natural lines in the landscape to define the given area and how it differs from adjacent areas.
- 2.3 The Site is within NCA 112 for the area known as *Inner London* (the Profile'), which is predominantly urban and "*relies heavily on ecosystem services provided by the surrounding NCAs*". Nonetheless, it has an "*extensive network of green infrastructure throughout*" that is often "*close to people's homes and places of work*", though "*many communities in London suffer a shortage of green space*". The Profile recognises that

it is important to "*protect, manage and plan for expansion of the urban forest*", because of its overall beneficial effects to the character and function of the NCA.

## Geotechnical information

### British Geological Survey

- 2.4 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which the recorded superficial deposits are *Lynch Hill Gravel Member* (comprised of gravels and sands).
- 2.5 There are publicly available borehole logs within the Site (including *TQ28SE1505*) that confirm the presence of made ground, to a depth of 14 feet (4.3m), under which clay is present.

### Root morphology

- 2.6 The presence of made ground within the Site is typical for such an inner-city area and the influence of this on tree root development can greatly vary - typically, roots develop opportunistically, where it is possible for them to grow, sometimes to significant depths<sup>1</sup>. It is in this context not possible to indicate with any marked degree of accuracy where tree roots are likely to be growing, though it can reasonably be assumed that building foundations and any existing basements are likely to constitute physical obstructions (i.e., analogous to root barriers).

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

### 3 TECHNICAL ARBORICULTURAL DETAILS

#### Landscape details

##### Distribution

- 3.1 The surveyed trees are located within the public realm areas that surround the Site, to the east (T3-T6 - see Photo 1 above), south (T2 - see Photo 1 above), and west (T1 - see Photo 3 below).

##### Visibility

- 3.2 All of the surveyed trees are clearly visible, though the eastern side of the Site (where T3-T6 are located) that can be considered the most prominent, due to *Tottenham Court Road* being a main thoroughfare for pedestrians and vehicles. Consequently, it is the line of mature London plane trees that is of the greatest value, compared to the other surveyed trees to the south and west of the Site.



*Photo 2: Looking south-east, along the eastern edge of the Site, showing the extended line of mature London plane trees.*

## BS5837 details

### Survey criteria

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

### BS5837 categorisation

- 3.4 In BS5837 terms, the surveyed trees comprise *Category B* (T1 and T2) and *Category A* (T3-T6) specimens, primarily reflecting of their landscape values (especially, in the case of T3-T6) and secondarily reflective of their strict arboricultural conditions.

## Statutory protections

### Conservation Areas

- 3.5 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site and any surveyed trees adjacent to the Site are not within a CA.

### Tree Preservation Orders

- 3.6 The LPA does not publish details of its *Tree Preservation Orders* ('TPOs') online. It is not therefore known, from this information, whether TPOs apply to any of the surveyed trees. No direct communications have been undertaken with the LPA, to obtain information relating to any TPOs, though with all of the surveyed trees being within the public realm (and maintained by local government) it is unlikely that any TPOs exist.

## 4 PLANNING POLICY AND GUIDANCE

### National

- 4.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* (the 'NPPF')<sup>2</sup> that was revised in February 2019, which is supported by the *National Design Guide* (the 'NDG')<sup>3</sup> that was published in October 2019.
- 4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

### National Planning Policy Framework

- 4.3 In the context of the proposed development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 91** - "*Planning ... decisions should aim to achieve healthy, inclusive and safe places which: ... c) enable and support healthy lifestyles ... for example through the provision of safe and accessible green infrastructure*".
  - **Paragraph 150** - "*New development should be planned for in ways that: ... a) avoid increased vulnerability to the range of impacts arising from climate change. ... [C]are should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure*".
  - **Paragraph 170** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside ... and of trees and woodland*".
  - **Paragraph 181** - "*Opportunities to improve air quality or mitigate impacts should be identified, such as through ... green infrastructure provision and enhancement*".

### Greater London

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

### Current policy

- 4.5 In the context of the proposed development, the LP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy D8 Public Realm** - "*[D]evelopment proposals should: ... i) incorporate green infrastructure such as street trees and other vegetation into the public realm*".

2 - HMCLG. (2019) National Planning Policy Framework. UK: HMSO.

3 - HMCLG. (2019) National Design Guide. UK: HMSO.

*to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity".*

- **Policy G1 Green Infrastructure** - *"London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits".*
- **Policy G5 Urban Greening** - *"Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage".*
- **Policy G7 Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".*

## Local

- 4.6 Planning policy at the local level is currently set out in the LPA's *Camden Local Plan 2017* (the 'LDP'). Further and more nuanced guidance is provided through the *Camden Planning Guidance: Trees 2019* document ('SPD').

### Current policy

- 4.7 In the context of the proposed development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy D1: Design** - *"The Council will seek to secure high quality design in development. The Council will require that development: ... k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping";*
  - **Policy D2: Heritage** - *"The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; ... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h.*

*preserve trees and garden spaces which contribute to the character and appearance of a conservation area"; and*

- **Policy A3: Biodiversity** - *"The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees ... [and] l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development".*

#### **Camden Planning Guidance: Trees 2019 SPD**

4.8 The SPD has additional and more specific guidance, relating to the management of trees in the context of development. The following elements are considered to be of most importance:

- **Key Message 2:** *"The Council will aim to preserve existing tree and canopy coverage where possible as well as increase and improve tree coverage in the design of new developments and through planning contributions".*
- **Paragraph 2.24:** *"The Council has a statutory duty to consider the preservation of trees when granting planning permission. The potential effect of development on all trees is a material consideration irrespective of whether they are protected by Tree Preservation Order / conservation area status, or not".*
- **Paragraph 2.43:** *"Developers should avoid development within a Root Protection Area, including the routing of underground services and drains. The default position is that structures are located outside the RPAs of trees to be retained. Where there is an overriding justification for construction within, or in proximity to, the RPA, technical solutions to prevent damage should be explored".*
- **Paragraph 2.46:** *"Permeability of the RPA should be maintained or improved through the avoidance of compaction and the use of appropriate materials. It may be necessary to quantitatively assess the extent of root spread by undertaking sensitive tree root excavations".*
- **Paragraph 3.2:** *"We will take a right tree for the right place' approach with the aim of delivering an attractive treed environment with age and species diversification. ... The landscaping or planting scheme should take into account the impact of trees when they are fully grown and provide sufficient replacement trees to mitigate the loss of canopy cover where appropriate".*

## 5 ARBORICULTURAL IMPACT ASSESSMENT

### Removals

- 5.1 In order to facilitate the proposed development, which includes public realm improvements to the Site's south and west, T1 (see Photo 3 below) and T2 (see Photo 1 above) are to be removed.
- 5.2 The loss of these trees from the urban landscape will have an impact upon its character, which will require mitigation tree planting. The proposed development includes such a form of mitigation, which is discussed in the following paragraphs.



*Photo 3: Looking north, along the western edge of the Site, showing T1 (right).*

### Mitigation greening

- 5.3 The proposed development includes public realm improvements, to the Site's south and west, including the widening of the footpath elements and the provision of urban greening - in terms of trees, this includes 13 specimens.
- 5.4 Currently, details relating to the species of individual specimens is not established. In many instances, this is acceptable, as such details typically are determined during the

condition/reserved matters stage, as details relating to soil provision and services are developed.

- 5.5 For this stage, it is demonstrated that the loss of T1 and T2 can be suitably mitigated, with an overall net gain in how trees relate to the public realm (primarily, due to the increase in tree numbers, though also due to the uniformity of tree planting to create a more defined avenue-type arrangement).

## Pruning

- 5.6 In order to facilitate the proposed development, the western crown aspects of T3-T5 are to be pruned back to the established points (see Photo 4 below, for context), establishing a suitable separation during construction works (including demolition). This specification does not constitute a material change from the management these trees are currently subject to, ensuring that their prevailing forms and retained with no additional impacts arising to their public realm benefits.
- 5.7 As clarified on the *Proposed Layout and Tree Works* plan at Appendix A, in the event that lesser or greater works are considering in implementing the proposed development, any pruning specification will need to be agreed with the LPA in advance of the works being undertaken. In this sense, there is a clear control over any altered impact that may arise, should it be a matter of consideration as details relating to the proposed development's implementation are refined.

## Retained tree juxtapositions

- 5.8 The mature London plane trees along the eastern edge of the Site (i.e., T3-T6) will relate well to the Site in its proposed development iteration, with a similar relationship between their crowns and the built form as is currently the case. In this context, the proposed development is not considered to alter the manner in which these trees will need to be managed, ensuring that their current cycle of management (i.e., crown reduction works to established points - see Photo 4 below) can be retained into the future.



*Photo 4: Looking up into the crowns of the mature London plane trees, showing the established crown pruning points.*

## Demolition and construction works

- 5.9 The proposed development includes a demolition and construction phase (the landscaping phase is also discussed, within the following sub-section). Details relating to the protection of T3-T6 are set out, within the TPP at Appendix A.
- 5.10 In general terms, the impact to these trees is low, with only some marginal clipping of nominal RPAs. Due to the occurrence of significant made ground within the area, these RPAs are very indicative and may not reflect the true nature of the trees' rooting morphologies.
- 5.11 However, subject to the installation of barrier fencing (that may be inter-changed with carefully-installed hoarding as per the details of the TPP), the soil environment of these trees can be appropriately protected, ensuring that any works at the Site to implement the proposed development are unlikely to have an adverse effect on these trees. The public realm east of this area (that will remain open) will act as sufficient buffering, combined with the proposed crown management works, appropriately protecting the above-ground elements of the trees.

## Landscaping works

- 5.12 The proposed development includes some indicative details that relate to the landscaping of the public realm. However, these details are to be further developed and it is therefore not appropriate to draw exact conclusions relating to any potential impact to T3-T6. It can nonetheless be concluded that any impact to these trees is provisionally likely to be very low, with this low risk being controllable through the provision of more detailed working methodologies set out within an AMS (or landscaping scheme that includes input from the project arboriculturist).

## Services and utilities

- 5.13 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is not possible to determine the level of impact of this element of the designs to the retained trees.
- 5.14 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, the impact to the trees can be managed by following the recommendations of BS5837, which includes as a normative reference the *National Joint Utilities Guidance*<sup>4</sup>.

4 - NJUG. (2007) Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees - Issue 2. UK: National Joint Utilities Group.

## 6 CONCLUSIONS

- 6.1 The proposed development includes the removal of T1 and T2, which are to be replaced as part of the public realm improvements by 13 new specimens. In this context, their loss is mitigated and their value within the public realm surpassed by the details of the proposed development.
- 6.2 The retained trees along the eastern edge of the Site (i.e., T3-T6) can be suitably protected, through compliance with the details of this Report, and through the appropriate provision of further logistical and landscaping details that are to be developed (that may include an AMS, should the LPA consider this a requirement).
- 6.3 The proposed development relates well to these retained trees, with no change in management requirements compared to the current management regime these trees are subject to.

## 7 APPENDICES CONTENTS

### **APPENDIX A - Plans**

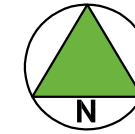
- 200914-P-10 Tree Survey
- 200914-P-11 Proposed Layout and Tree Works
- 200914-P-12 Tree Protection Plan

### **APPENDIX B - Schedules**

- 200914-PD-10 Tree Schedule
- 200914-PD-12 Tree Work Schedule

# **APPENDIX A - Plans**

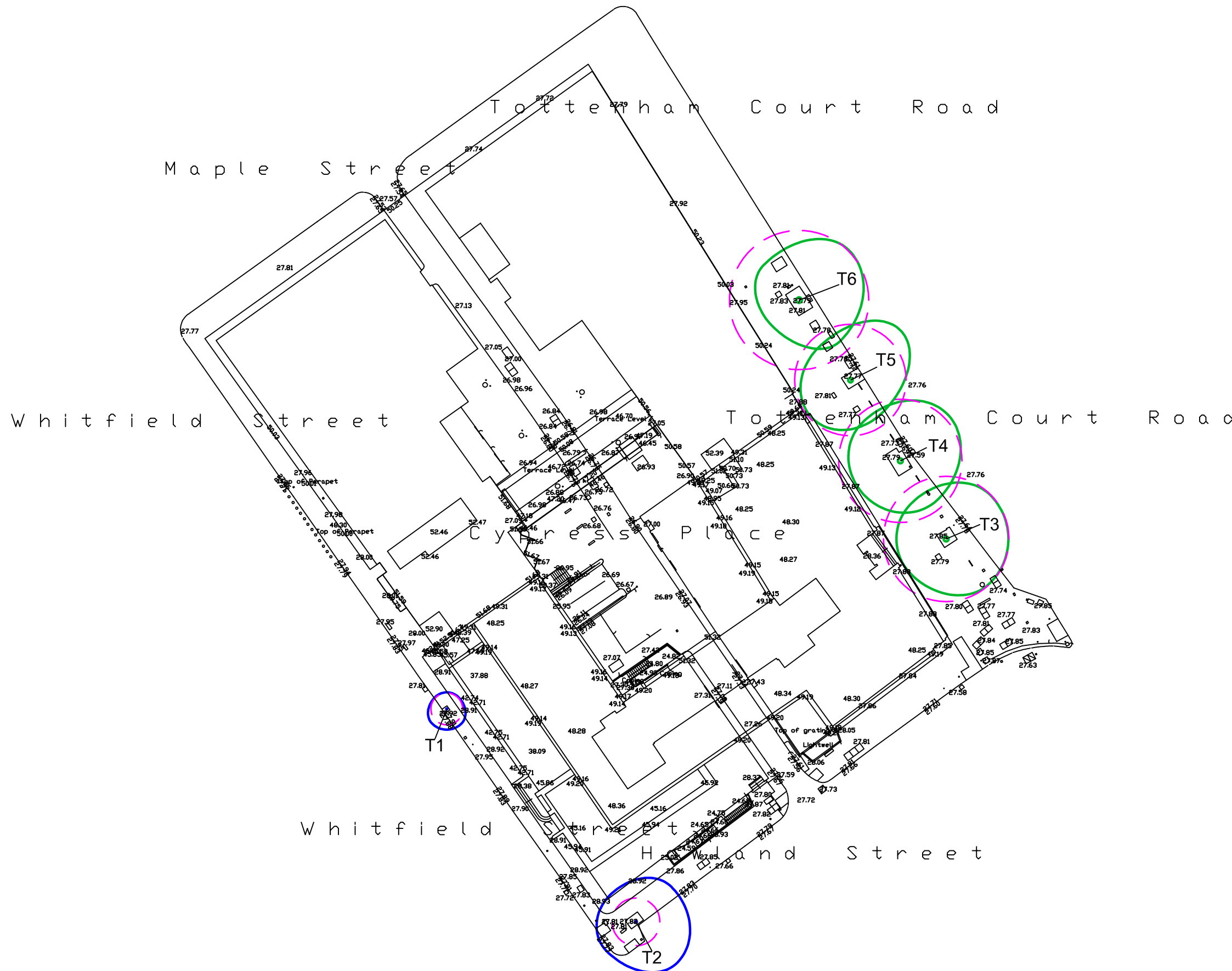
- 200914-P-10 Tree Survey
- 200914-P-11 Proposed Layout and Tree Works
- 200914-P-12 Tree Protection Plan



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

BS 5837:2012 TREE RETENTION CATEGORIES

- Category A**  
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**  
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**  
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**  
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**  
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work



-	XX.XX.XX	-	XX
REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-
-	-	-	-
0 5m 10m 20m			

Title		
Tree Survey		
Client		
Blackburn & Co Ltd		
Project		
78 Whitefield Street, London W1T 4EZ		
Date	Drawn by	Checked by
September 2020	HR	-
Drawing No	Rev	Scale
200914-P-10	-	1:500@A3

DO NOT SCALE Use only figured dimensions

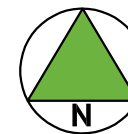


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arboriculture ecology landscape innovation



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BS 5837:2012 TREE RETENTION CATEGORIES



**Category A**  
Trees of high quality with an estimated remaining life expectancy of at least 40 years.



**Category B**  
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Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.



**Category U**  
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.



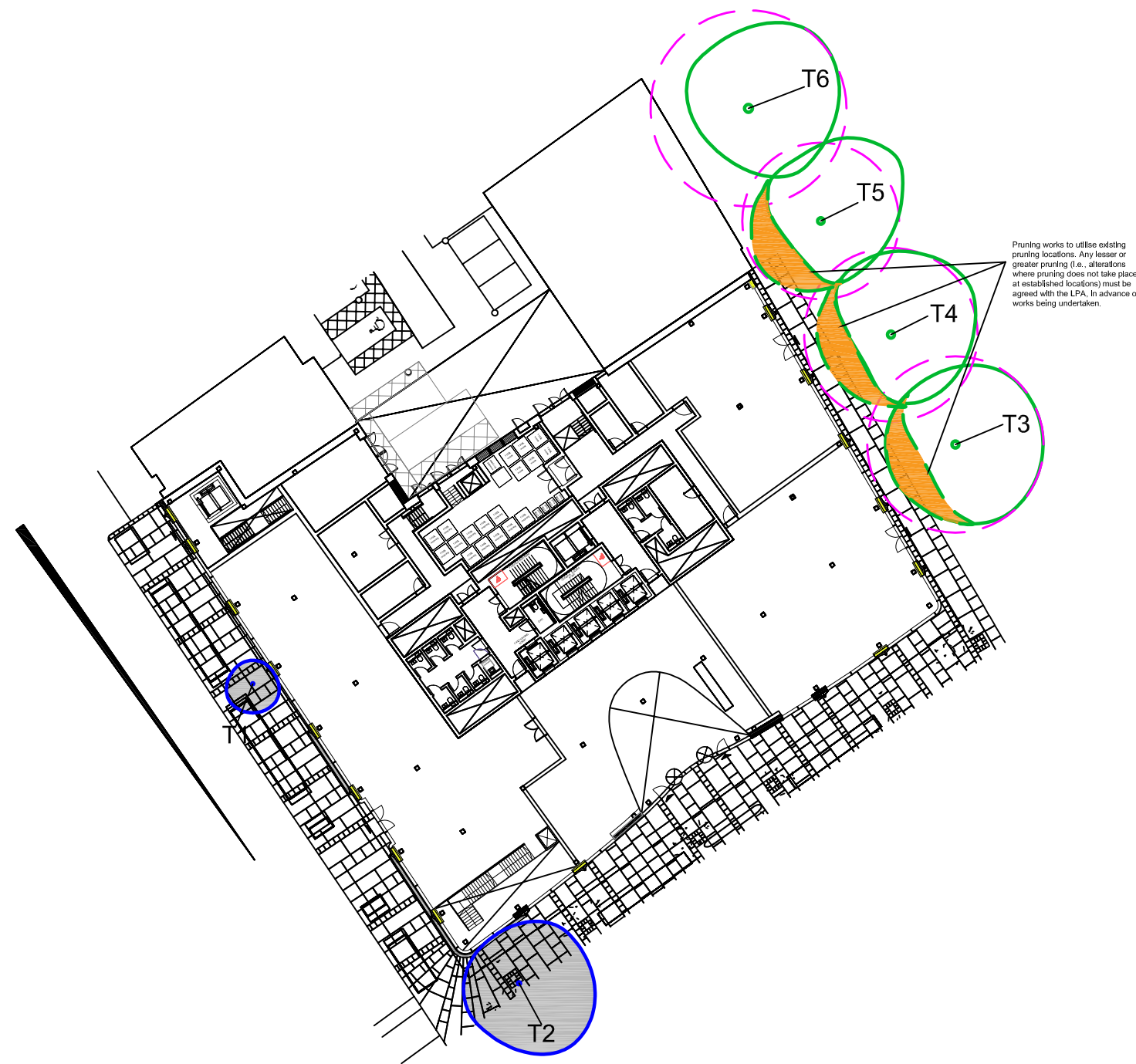
**BS5837 Root Protection Areas**  
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.



Trees to be removed shown shaded grey.



Trees to be reduced back shown shaded orange.



-	XX.XX.XX	-	XX
REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-
0	5m	10m	20m

Title Tree Survey		
Client Blackburn & Co Ltd		
Project 78 Whitefield Street, London W1T 4EZ		
Date March 2021	Drawn by HR	Checked by -
Drawing No 200914-P-11	Rev -	Scale 1:500@A3

DO NOT SCALE Use only figured dimensions



The Barn, Feltham Park, Chalk Lane, Harlow, Essex CM17 0PF

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ARBORICULTURAL METHOD STATEMENT

TREE WORKS

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

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 will also be complied with.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (TPZ). Keep out. Any incursion into this area must be agreed in advance with the retained arboricultural consultant and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the retained arboricultural consultant and/or Local Planning Authority.

SERVICES AND DRAINAGE

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

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

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

No machinery will be permitted within the TPZ, at any time, unless agreed in advance with the retained arboricultural consultant.

SITE SUPERVISION

A schedule of Site supervision by the project arboriculturist will need to be agreed in conjunction with the LPA, prior to any development works commencing. It is likely that a visit will be required, at least to oversee the proposed tree works.

GENERAL PROTECTION METHODS

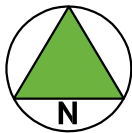
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the TPZs and RPAs, without agreement in advance with the retained arboricultural consultant.

The TPZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the retained arboricultural consultant.

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

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



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

BS 5837:2012 TREE RETENTION CATEGORIES



**Category A**  
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**Category U**  
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.



**Position of protective fencing and tree protection zones.**  
Fencing may be comprised of the Site hoarding (with the tree protection signage fixed at 2m intervals), which will need to be fixed into the ground with small screws or other small-diameter materials as agreed with the project arboriculturist. No excavations permitted, until the details of how the Site hoarding is fixed into the ground are agreed with the project arboriculturist.



-	XX.XX.XX	-	XX
REV	DATE	DESCRIPTION	DRAWN
Base Drawing			
-	-	-	-
0 5m 10m 20m			

Title		
Tree Protection Plan		
Client		
Blackburn & Co Ltd		
Project		
78 Whitefield Street, London W1T 4EZ		
Date	Drawn by	Checked by
March 2021	HR	-
Drawing No	Rev	Scale
200914-P-12	-	1:500@A3
DO NOT SCALE Use only figured dimensions		



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**TREE PROTECTION  
AREA  
KEEP OUT!**

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE  
AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL  
CONSULTANT



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# **APPENDIX B - Schedules**

- 200914-PD-10 Tree Schedule
- 200914-PD-12 Tree Work Schedule

# 200914-PD-10-Tree schedule (BS5837)

## 200914 - 78 Whitfield Street

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m <sup>2</sup> )	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Pyrus calleryana 'Chanticleer' (Ornamental Pear)	9.0	16	1		2.0		2.5		2.5		2.0	2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Root environment - Restricted.	16/09/2020	11.6	1.9	20-40	B1/B2
Tree T2	1 Acer campestre (Field Maple)	11.5	24	1		6.0		7.0		5.0		4.5	3.0		Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Form - Spreading crown. Root environment - Restricted.	16/09/2020	26.1	2.9	20-40	B1/B2
Tree T3	1 Platanus x hispanica (London Plane)	20.0	63	1		7.5		7.5		6.0		6.0	5.5	4.5 SW	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Crown reduction - Recent. Decay / structural defect in crown limb / limbs - Localised. Root environment - Restricted.	16/09/2020	179.6	7.6	40+	A2
Tree T4	1 Platanus x hispanica (London Plane)	21.0	62	1		8.0		6.5		6.0		6.5	4.5	2.8 SW	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Crown reduction - Recent. Root environment - Restricted.	16/09/2020	173.9	7.4	40+	A2
Tree T5	1 Platanus x hispanica (London Plane)	21.0	56	1		8.5		5.5		6.5		5.5	4.0	4 SW	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Crown reduction - Recent. Root environment - Restricted.	16/09/2020	141.9	6.7	40+	A2
Tree T6	1 Platanus x hispanica (London Plane)	21.0	70	1		8.5		7.0		4.5		6.0	4.5	2 NW / 3	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Crown reduction - Recent. Root environment - Restricted.	16/09/2020	221.7	8.4	40+	A2

Stem **green** Estimated value

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

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

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

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

Generated By

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

# 200914-PD-12 Tree Work Schedule

78 Whitfield Street, London W1T 4EZ

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T1	1 <i>Pyrus calleryana</i> 'Chanticleer' Ornamental Pear	B1/B2	To facilitate development Fell - Ground level.	Proposed
T2	1 <i>Acer campestre</i> Field Maple	B1/B2	To facilitate development Fell - Ground level.	Proposed
T3	1 <i>Platanus x hispanica</i> London Plane	A2	To facilitate development Reduce crown by - Specified extent. on the western crown aspect only that faces towards the Site, back to the established pruning points in all instances - alterations to this either for lesser or greater works will require advance agreement with the LPA.	Proposed
T4	1 <i>Platanus x hispanica</i> London Plane	A2	To facilitate development Reduce crown by - Specified extent. on the western crown aspect only that faces towards the Site, back to the established pruning points in all instances - alterations to this either for lesser or greater works will require advance agreement with the LPA.	Proposed
T5	1 <i>Platanus x hispanica</i> London Plane	A2	To facilitate development Reduce crown by - Specified extent. on the western crown aspect only that faces towards the Site, back to the established pruning points in all instances - alterations to this either for lesser or greater works will require advance agreement with the LPA.	Proposed

## Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Fell - Ground level	2	2
Reduce crown by - Specified extent	3	3
Total	5	5



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