

Cundy Street Quarter

Arboricultural Report

Prepared by TMA

May 2020



GROSVENOR

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1 SUMMARY

Conclusions

- 1.1 The proposals will require the loss of 74 trees including 11 B category, 60 C category and 3 U category items. These losses will be replaced by 139 proposed small to medium sized trees including high value specimen trees within the private and public realms. A Capital Asset Valuation of Amenity Trees has been applied to significant individual trees to be removed from the site (16) and those specimen trees to be planted (30), resulting in a significant increase in the projected value from 319,774 to £450,825 in 10-15 years.
- 1.2 This significant increase in the value and number of amenity trees on the site will, within a relatively short space of time, have a positive impact on the local area in conjunction with the various additional landscape and green infrastructure benefits of the development. Further details of tree impacts and mitigation are discussed within the analysis of the proposed development. See Appendix B for a full schedule of tree works.
- 1.3 The loss of trees and vegetation has been considered and sufficiently mitigated with extensive new planting, landscape improvements and green infrastructure benefits to the wider public realm.
- 1.4 The proposed high-quality landscape design includes significant tree planting that will enhance the visual and ecological value of the site and have a positive impact on the character of the local area in the future. A quantified approach to mitigate for the loss of trees has been put forward with further detail within the analysis of the proposed development.
- 1.5 The conclusions of this report are that the proposed development complies with the requirements of planning policy as they relate to trees and that suitable mitigation for tree losses can be successfully achieved through high quality landscaping and after care.

Findings

- 1.6 This report includes:
 - an assessment of the character of the local area in relation to trees and other vegetation;
 - a description of the Application Site and the landscape significance of the trees and other vegetation;

- observations on the trees relevant to the proposed development;
- the planning policies relevant to the consideration of the trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees;
- measures to be taken to protect trees during the proposed works; and
- proposed new tree planting and landscaping.

Instructions

- 1.7 This arboricultural report has been instructed by the Grosvenor Estate Belgravia (the 'Applicant'), to provide information to assist all parties involved in the planning process, so that they may make balanced judgements with regard to arboricultural features in relation to the proposed development at Cundy Street Quarter, South Belgravia, London, SW1W 9JS (the 'Site').
- 1.8 The Proposed Development would provide a residential led scheme, which delivers new homes for a range of people, with a mix of uses (affordable, market and senior living), high quality architecture, public realm and landscaping, which will activate pedestrian routes through the site.

2 INTRODUCTION

- 2.1 This report has been prepared by Edward Cleverdon. Edward is a senior arboricultural consultant dealing with trees in relation to all forms of human activity including the built environment. Edward is a professional member of the Arboricultural Association, an associate member of the Institute of Chartered Foresters, graduated with a BSc (hons) degree in Arboriculture from The University of Central Lancashire, is a LANTRA qualified professional tree inspector; and a registered user of Quantified Tree Risk Assessment.

Scope and limitations

- 2.2 This report has been provided to assist all parties involved in the planning process and has been prepared following a survey of the trees and other vegetation in accordance with *British Standard 5837 - Trees in relation to design demolition and construction - Recommendations (2012)*¹, hereafter referred to as BS5837.
- 2.3 The survey is an assessment in accordance with BS5837 and is not an assessment of the health and safety of trees and no recommendations for tree works have been provided unless required for development reasons. However, any trees identified as a current risk to health and safety have been highlighted in the tree works schedule at Appendix B, where appropriate.

Background and documents provided

- 2.4 This report has been prepared with reference to the following supplied information:
- topographical survey;
 - proposed site layout; and
 - landscape master plan.

Other submitted information

- 2.5 This report should be read in conjunction with the application documents and drawings, including:
- the architect's Design and Access Statement; and
 - the landscape architect's Landscape Masterplan.

1 - BSI. (2012) British Standard 5837: Trees in relation to design, demolition and construction - Recommendations. UK: British Standards Institution.

3 OBSERVATIONS AND CONTEXT

Application Site visit

- 3.1 Trees on the Site were surveyed on 21st July 2017 by Edward Cleverdon, to identify key trees and to inform the client team of the main tree constraints. Following discussions with the design team, the Application Site was subsequently visited on several occasions through 2019 to collect more information and to assist with the preparation of the development proposals. Trees on and around the Application Site were inspected from ground level only. The survey methodology has followed the recommendations of BS5837.
- 3.2 Trees on and around the Application Site were inspected from ground level only. The survey methodology has followed the recommendations of BS5837.

Present use of the Application Site

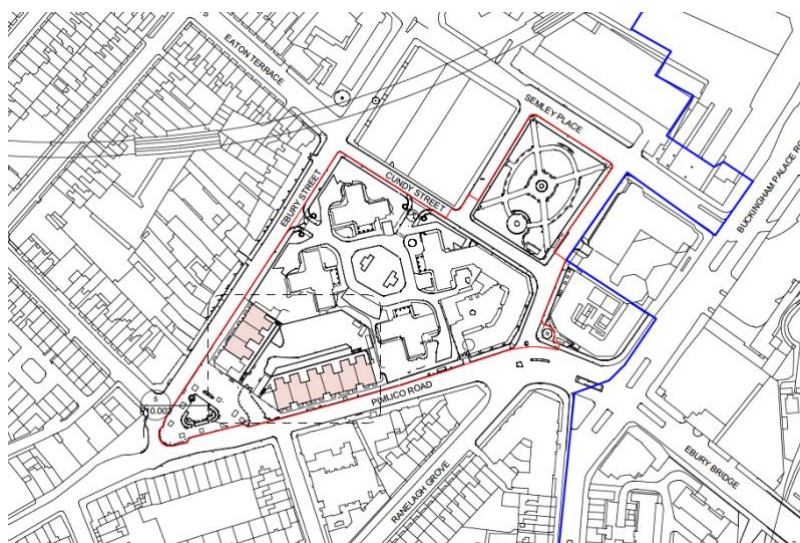


Image 1: red line boundary of the site including Orange Square and Ebury Square to the south west and north east.

- 3.3 The proposed site for development measures approximately 1.77 acres (4.38 acres including Orange Square and Ebury Square) and is located within the southern end of the Grosvenor Estate Belgravia in the City of Westminster.
- 3.4 The site is comprised of:
- Cundy Street Flats: One hundred and eleven residential flats within four 1950s cruciform style buildings each seven storeys in height.

- Walden House: Forty flats within a five storey 1920's building.
- Coleshill Flats (basement level): Two Grade II Listed buildings framing the south-western end of the site with a surface car park between them.
- Coleshill Car Park: Tarmac car park with space for up to 24 cars and motor cycles.

- 3.5 The Site is bounded by Pimlico Road to the south, Ebury Street to the northwest and Cundy Street to north-east. The site has the rare advantage of having two adjacent public spaces: Orange Square to the south west and Ebury Square to the north east; and, while the site contains a significant number of trees and landscape features within its grounds, the gated boundary offers little permeability or amenity to the wider neighbourhood.
- 3.6 Whilst the Coleshill flats are listed, the remaining five existing 1920s / 50's buildings are unlisted, and there is scope to upgrade the grounds to provide better quality space for residents and the wider community.
- 3.7 The setting of Orange Square and Ebury Square provides the opportunity to promote wider public realm improvements, creating coherence within the local area, as well as improving the quality of the environment. There is also the unique opportunity to design two additional public spaces: Elizabeth Place, at the heart of the development site, and the re-designed junction of Avery Farm Row and Pimlico Road enhancing the value and integration of the site as a gateway site to Belgravia when approaching from Pimlico.



Image 2: extract from the landscape statement for future connectivity.

Description of trees on the Site divided into four areas

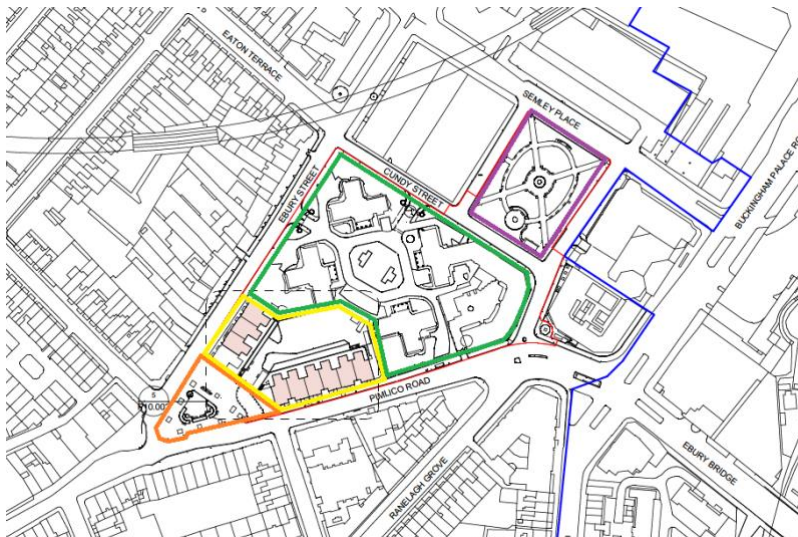


Image 3: view of the application site divided into colour coded areas: Orange Square (orange), Coleshill Buildings (yellow), Cundy Street Flats (green) and Ebury Square (purple).

Cundy Street Flats

- 3.8 The site contains several trees and large shrubs that provide collective visual amenity and green infrastructure benefits to the local area.
- 3.9 With landscaping and tree planting incorporated into the original construction of Cundy Street Flats, trees planted within focal positions along the site boundaries and some central areas have developed to maturity and now add to the character of Ebury Street, Cundy Street and Pimlico Road.
- 3.10 These key trees include:
- T1 (*Acer platanoides*), T2 (*Acer platanoides*), T15 (*Acer pseudoplatanus* Atropurpureum) and T17 (*Sophora japonica*) on Ebury Street;
 - T6 (*Pyrus calleryana* 'Chanticleer') and T7 (*Acer platanoides* 'Crimson King') on Cundy Street;
 - T47 (*Acer platanoides* 'Crimson King'), T51 (*Quercus cerris*) and T52 (*Acer platanoides*) on Pimlico Road; and
 - T31 (*Platanus x hispanica*), T44 (*Paulownia tomentosa*), T48 (*Catalpa bignonioides*) and T53 (*Cercis silaquastrum*) within central areas of the site.

- A recent tree preservation order placed on 15 trees within the Cundy Street element of the site by Westminster City Council (TPO No.653), includes the trees noted above (aside from T48 *Catalpa*) along with the following additional internal trees:
- T9 (*Malus sp.*), T13 (*Cydonia oblonga*) and T46 (*Magnolia grandiflora*).
- This amounts to a total of 16 significant trees either categorised as having moderate amenity value, as per the specification of BS:5837, or noted as forming part of the landscape character of the site and included within the tree preservation order.
- As well as the significant individual trees there are 55 mature shrubs and small trees that contribute to the verdant nature of the site and collectively benefit the character and appearance of the local area visually and by providing green infrastructure services.



Photo 1: Norway maple tree T2 on the corner of Cundy Street and Ebury Street (TPO ref T1).



Photo 2: the red leaved sycamore T15 on Ebury Street (TPO ref T3).



Photo 3: silverberry S14 an example of the internal shrubs that provide benefit to the site.



Photo 4: quince tree T13 included within the TPO schedule due to its contribution to the character of the site (TPO ref T4).

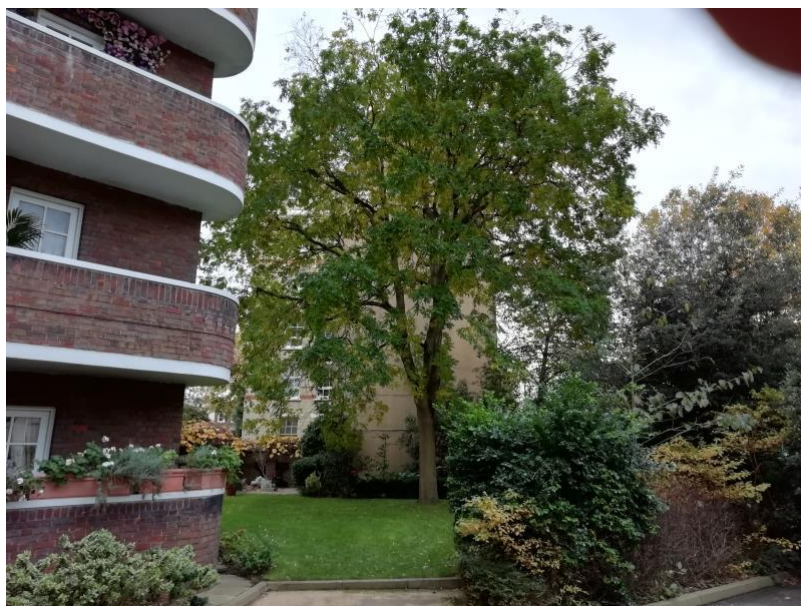


Photo 5: Japanese pagoda tree T17 on Ebury Street (TPO ref T5).



Photo 6: Cornealian cherry tree T23 typical of young newly planted trees across the site which are replaceable within the landscape scheme.



Photo 7: London plane tree T31, a prominent feature located centrally within the site (TPO ref T6).



Photo 8: red leaved Norway maple tree T7 on Cundy Street (TPO ref T14).



Photo 9: pear tree T6 Cundy Street (TPO ref T15).



Photo 10: Turkey oak tree T51 on Pimlico Road (TPO ref T9).



Photo 11: Norway maple tree T53 on Pimlico Road (TPO ref T8).



Photo 12: foxglove tree T44 located internally (TPO ref T12).

Coleshill Buildings

- 3.11 The car park area between the Coleshill Buildings, included within the Belgravia Conservation area, contains trees and vegetation of notably lower value than the adjacent Cundy Street Flats site.
- 3.12 Most trees and shrubs are located above the level of the car park within raised-bed planters behind a low retaining wall, or within the earth banks that form sharp change level changes from the car park down to the basement levels.
- 3.13 The two notable trees on site are pine trees (*Pinus sylvestris*) T60 and T61 which have reached significant heights of 19 and 20m. Other trees and shrubs on site (11 in total, mostly holly and cherry species) have been harshly managed, have limited available rooting environment, or are reaching the end of their useful life expectancy.
- 3.14 None of the trees or shrubs in this area of the site were included within the tree preservation order, although the trees are afforded statutory protection where they are within the conservation area.



Photo 13: view of vegetation at the entrance to Coleshill Car Park.



Photo 14: pine trees T60 and T61 within the car park and to be retained within the design.

Orange Square

- 3.15 Orange Square contains several mature plane trees (*Platanus x hispanica*) which are under WCC ownership and management. The trees significantly contribute to the character and appearance of the location, providing a sense of place as well as several green infrastructure benefits.

- 3.16 The trees have been crown lifted for both highways and pedestrian clearance but have not historically been managed by regular crown reduction.



Photo 15: London plane tree T79 on Ebury Street historically crown lifted with individual branch reductions for clearance.



Photo 16: London plane tree T77 on Pimlico Road in a prominent position and the similar crown management.

Ebury Square

- 3.17 Ebury Square, which is in Grosvenor's ownership (leased to Westminster City Council) contains several large mature plane trees of moderate or high amenity value. The trees have significant historical, landscape and environmental value.
- 3.18 The plane trees have been managed by WCC by crown lifting and removal of internal branches to alleviate structural issues, as well for highways and pedestrian clearance. There is no evidence of cyclical crown reduction management of the trees, which have been afforded ample room for extensive branch development. This has resulted in dense canopy cover of the site, lengthy branches and few suitable growth points to facilitate crown reduction.



Photo 17: from within Ebury Square looking north T89 visible on the left, the trees have been historically crown lifted but not managed for crown reduction.



Photo 18: London plane tree T87 on the corner of Ebury Square and Semley Place with scope to lift pendulous branch tips to increase light within the site.



Photo 19: internal view of the plane trees in leaf within Ebury Square



Photo 20: view of a closed canopy location within Ebury Square

Legal status of trees

- 3.19 Orange Square is within the Belgravia conservation area (CA), 15 individual trees within the Cundy Street Flats site are protected by Tree Preservation Order (TPO) no. 653, and TPO 657 placed March 2020 includes the 13 mature plane trees and one hawthorn tree (T85) within Ebury Square.
- 3.20 These designations afford a degree of protection to trees which cannot be pruned or removed without formal notice or an application to the local authority. In some cases the grant of full planning permission may override these legal protections when required for the approved development to be implemented.
- 3.21 The removal of trees covered by TPO 653, 15 trees in total, has been factored into the amenity calculations for tree removal and mitigation planting. There are no trees that are proposed for removal within Orange Square, however some minor pruning has been specified to increase light. One tree included within TPO 657 at Ebury Square will be removed, T85 hawthorn, the loss of which has been considered within the overall proposed landscape improvement of the public space.
- 3.22 Further details of tree removal, mitigation and pruning may be found within the analysis of proposed development.

Soil conditions

- 3.23 The British Geological Survey suggests that the soils on site will be London clay. London clay mainly comprises blue-grey or grey-brown, silty to very silty clay, clayey

silt and sometimes silt, with some layers of sandy clay. London clay can also contain pockets or layers of sand. London clay can therefore describe a range of clay based soil types with varying characteristics. The London clay is generally regarded as being highly shrinkable with the ability to change volume with changes in moisture content.

National planning policy

- 3.24 Planning policy at national level is set out in the governments *National Planning Policy Framework* (NPPF)², which was revised in February 2019. The NPPF sets out overarching planning policy, and at its core is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as having economic, social, and environmental strands that are interdependent, and in these areas planning should meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.25 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. To achieve sustainable development, the planning system has three overarching objectives (economic, social, and environmental), which are interdependent, and need to be pursued in mutually supportive ways.
- 3.26 Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by "*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*" and "*recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*"
- 3.27 Paragraph 175 of the NPPF states that, in order to protect and enhance biodiversity and geodiversity, Local Planning Authorities should apply the following principle, when determining planning applications that may affect ancient or veteran trees: "*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.*"

Regional / Spatial planning policy

- 3.28 The *London Plan 2016*³ includes a policy for Trees and Woodland (Policy 7.21), which states that: *Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments,*

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

3 - Mayor of London. (2016) The London Plan. UK: Greater London Authority.

particularly large-canopied species.” Additionally, this policy also states that: “Boroughs should follow the advice of paragraph 118 of the NPPF to protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site.” Since the publication of the new NPPF (2019), this reference now must direct to paragraph 175.

- 3.29 The emerging (in draft) *New London Plan*⁴ contains draft policies of relevance to trees. These are: G1 (Green Infrastructure), G5 (Urban Greening), and G7 (Trees and Woodland). These policies emphasise the need for Local Planning Authorities to develop appropriate policies, in order to protect green and open spaces, trees, and woodlands. G5 states that major development projects should contribute to urban greening; G7 states that trees and woodlands should be protected, and that new trees and woodland should be planted in appropriate locations, in order to increase the extent of London's urban forest. G7 also states that *"development proposals should ensure that, wherever possible, existing trees of quality are retained"* and that *"if it is imperative that trees have to be removed, 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"*. The draft New London Plan makes it clear that *existing trees of good quality* refers to *"Category A and B trees as defined by BS 5837:2012"*.

Local planning policy

- 3.30 The City Plan for Westminster City Council, adopted in 2016, and the Unitary Development Plan adopted in 2007 provide local guidance that helps direct development proposals in a direction that meets the needs of the local area. In relation to this planning application, there are policies that are relevant, with respect to the trees surveyed (see Appendix A). These policies are listed below, and relevant parts of individual policies are included.
- 3.31 Westminster City Plan Policy S38 Biodiversity and Green Infrastructure:
- Biodiversity and green infrastructure will be protected and enhanced throughout Westminster and opportunities to extend and create new wildlife habitat as part of development will be maximised.
 - Proposals within Areas of Wildlife Deficiency should include features to enhance biodiversity, particularly for priority species and habitat.
 - Where developments would impact on species or habitat, especially where identified in the relevant Biodiversity Action Plan at national, regional or local level, the potential harm should firstly be avoided, secondly be mitigated, or finally appropriate compensation will be sought. Where harm cannot be prevented,

sufficiently mitigated against or adequately compensated for, permission will be refused.

3.32 Unitary Development Plan Policy ENV 16: Trees and Shrubs

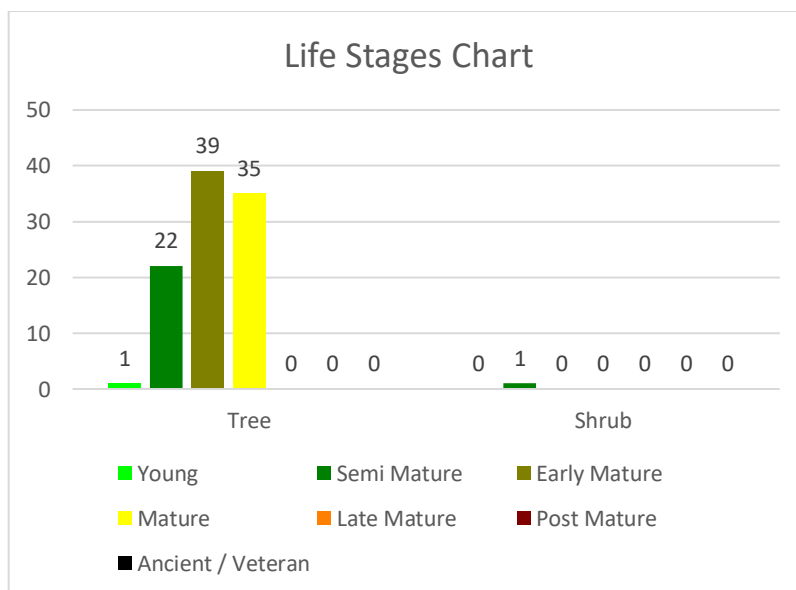
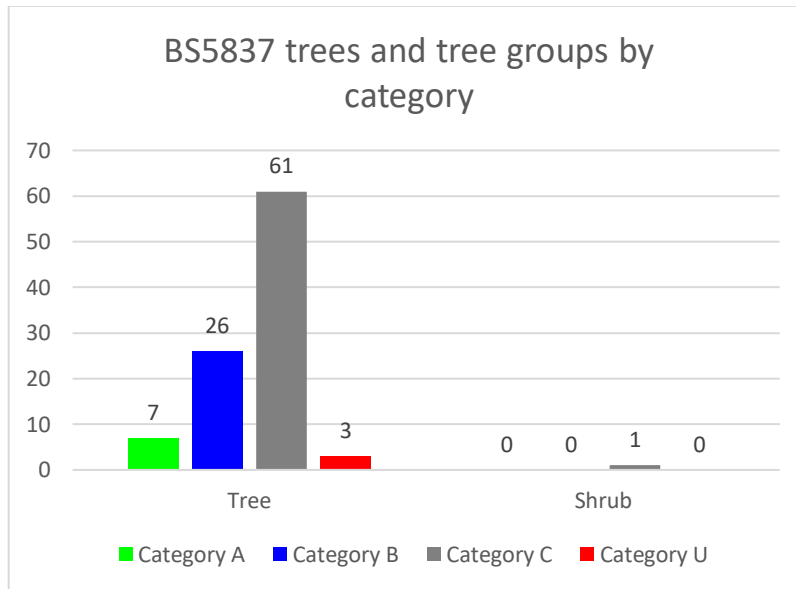
- All trees in conservation areas and all those trees subject to Tree Preservation Orders will be safeguarded unless dangerous to public safety or, in rare circumstances, when felling is required as part of a replanting programme.
- Planning permission will be refused for development likely to result in the loss of or damage to a tree which makes a significant contribution to the ecology, character or appearance of the area.
- Planting of new or replacement trees may be required as a condition of a planning permission. Conditions for replacement trees may specify planting of the successor prior to the felling of the tree it will replace.
- New proposals for tree planting and shrubbery should respect the historic street character, views and settings of buildings, be appropriate to the location, and consider their contribution to biodiversity.
- The City Council will protect trees that form part of green corridors, particularly those located at the rear of private gardens.

3.33 Policy ENV 15: Public and Private Open Space

- The City Council will encourage the provision of new and enhanced open space for public use and in appropriate circumstances will require public open space as part of new developments in Priority Areas for Additional Public Open Space, or on sites where additional open space will help to meet a need.

4 TECHNICAL INFORMATION

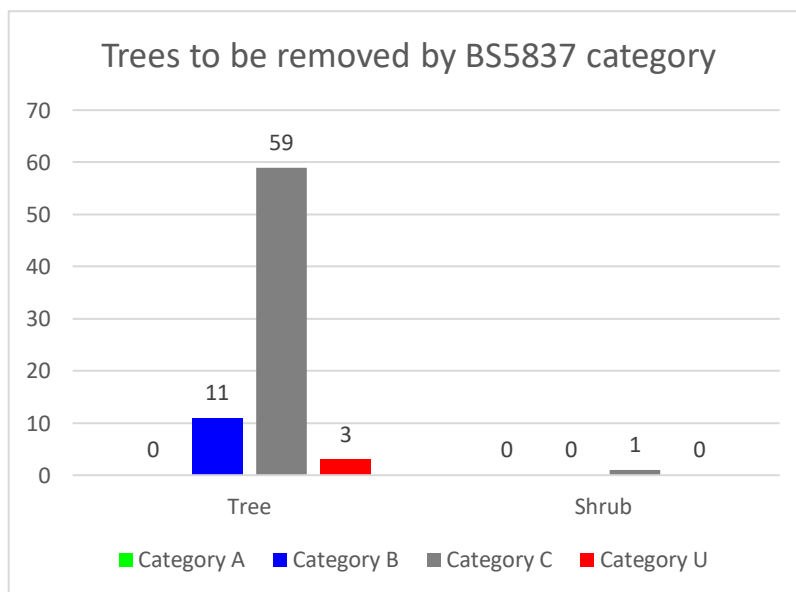
Tree data



5 ANALYSIS OF THE PROPOSED DEVELOPMENT IN RESPECT OF TREES

Loss of trees

- 5.1 In order to facilitate the proposed development and achieve the desired return of the historic build lines of Ebury Street, Cundy Street and Pimlico Road; the majority of trees within the application site will be felled.
- 5.2 Arboricultural input was sought at an early stage to inform design; however, due to the range of planning benefits which would result from comprehensive redevelopment it was considered that tree retention was not achievable.
- 5.3 The benefits include an increase in homes, almost doubling the number of affordable homes, new public spaces and amenities for the local community, new jobs both during and after development, more sustainable buildings and a greener environment.
- 5.4 Two trees will be retained within the Coleshill Building Car Park (pine trees T60 and T61), construction methodology and protection measures surrounding the trees are discussed further within this document.



CAVAT evaluations and mitigation

- 5.5 As the proposed development requires the loss of trees with significant amenity value both to the site and local area, a system of quantification to balance the loss of amenity and the provision of new planting has been undertaken.
- 5.6 Capital Asset Valuation of Amenity Trees (CAVAT) was developed by Chris Neilan and the London Tree Officers Association (LTOA) in 2008 and is regarded as the principal method of amenity tree valuation in the UK. The method provides a monetary value for the various visual, social, environmental and health benefits that established trees provide and is now widely accepted within the planning, insurance and legal sectors.
- 5.7 There are 16 trees on the site with significant individual amenity value, based on categorisation under the specification within BS:5837 or inclusion within WCC TPO:653. While the provision of extensive new planting may be suitable on a like-for-like basis for smaller trees and shrubs, a more quantified approach based on the current value and benefits of larger trees is required in this case.
- 5.8 The full CAVAT methodology has been applied to the 16 trees previously noted within the report to provide the following figures:
- T1 (*Acer platanoides*): 16,293
 - T2 (*Acer platanoides*): £24,152
 - T6 (*Pyrus calleryana* 'Chanticleer'): £5,008
 - T7 (*Acer platanoides* 'Crimson King'): £20,747
 - T9 (*Malus sp.*): £1,213
 - T13 (*Cydonia oblonga*): £2,409
 - T15 (*Acer pseudoplatanus*): £27,816
 - T17 (*Sophora japonica*): £48,896
 - T31 (*Platanus x hispanica*): £69,101
 - T44 (*Paulownia tomentosa*): £17,711
 - T46 (*Magnolia grandiflora*): £2,674
 - T47 (*Acer platanoides* 'Crimson King'): £5,900
 - T48 (*Catalpa bignonioides*): £3,319
 - T51 (*Quercus cerris*): £51,049

- T52 (*Acer platanoides*): £16,437
- T53 (*Cercis silaquastrum*): £7,049
- **Total £319,774**

5.9 The proposed landscape design provides a wide range of new planting including 30 single stemmed trees planted at three separate heights which have the potential to become valuable amenity trees in the future:

- 9No. x 4.5 5.5m (8cm DBH) *Gleditsia triacanthos*
- 17No. x 6 - 7m (11cm DBH) including *Gleditsia triacanthos*, *Quercus palustris*, *Quercus robur* 'Koster'; and *Quercus phellos*
- 4No. x 10 – 12m (22cm DBH) including *Platanus x hispanica*, *Celtis Australis* and *Quercus phellos*.

5.10 In order to quantify the potential value of proposed single-stem amenity trees, an example CAVAT valuation has been produced for each tree within the 3 size groups based on projected stem diameter, community tree index factor and good functional crown values in 10 - 15 years.

5.11 Projected stem diameters are based on the Arboricultural Research and Information Note 'Tree Age Assessment' (Abbot, 1997) which indicates averages stem diameter growth in semi-mature to early-mature trees of the proposed species type at 1cm per annum. We have therefore calculated projected CAVAT figures based on 14cm growth in 10 – 15 years in the two larger planting groups and 13cm in the smaller planting group, to accommodate for reduced width planting pits in the smaller stock. The projected values are as follows:

- 8cm DBH planting to 21cm: $8,466 \times 9 = £76,194$
- 11cm DBH planting to 25cm: $£14,811 \times 17 = £251,787$
- 22cm DBH planting to 36cm: $£30,711 \times 4 = £122,844$
- **Total value after 10 - 15 years £450,825**

5.12 This significant increase in amenity trees from 16 to 30 and collective value from 319,774 to £450,825 within 15 years therefore has the potential to significantly improve the value of trees on site within a relatively short space of time.

5.13 These planting proposals include the provision of new street trees within the public realm on Ebury Street, Pimlico Road and Avery Farm Row; increasing the public benefit of trees in the area.

- 5.14 The 30 single-stemmed amenity trees included within the CAVAT valuation are part of a wider landscape proposal including some 139 new trees to mitigate for the loss of trees and vegetation on the existing site. This is in conjunction with various green roofs, areas of herbaceous planting, hedgerows and green walls that will further provide green infrastructure benefits to the area.
- 5.15 The proposed landscape scheme has the potential for a significant increase in biodiversity with green amenity spaces located on multiple levels of the development, increased permeability for public access, and increased public amenity benefits to the area. Further detail may be found in the landscape strategy.



Image 3: the location of TPO and category B trees included within the CAVAT evaluation.



Image 4: site wide tree planting plan.



Image 5: site wide herbaceous planting plan.

Demolition operations

- 5.16 The demolition of the existing hard surfaces adjacent to T60 and T61 will have the potential to impact upon roots beneath the tarmac and sub-base layers of the car park.
- 5.17 Where operations to break and remove surfacing and replace with new paving and planting areas are required, the tarmac surfacing must be broken by hand to ascertain the depth of sub-base and rooting depth beneath. Broken sections of tarmac and sub-

base may be removed by hand, or under arboricultural supervision, using a mini-excavator working away from the trees using a grading bucket.

- 5.18 Should the surfacing be broken and removed during enabling or construction works, the RPA of the trees will require ground protection sufficient to withstand the rigours of construction traffic during the project.
- 5.19 Should the existing surfacing be retained as ground protection until the landscaping stage, the same method of surface removal will be applied and the depth of sub-base used to inform proposed build-up and surface levels. The landscape design has considered this impact and capped proposed material build-up to 300mm based on the car park having an existing 50mm surface course and 250mm sub-base. No excavation to facilitate resurfacing will be permitted beyond the depth of the existing sub-base.
- 5.20 No excavation will be permitted within the RPA of trees T60 and T61 within the earth bank between the trees and the Coleshill buildings. This specific area is highlighted and precautionary measures outlined in the tree protection method statement at Appendix A.



Photo 19: car park surfacing within the RPA of T60 and T61 to be refurbished within the landscape strategy.



Photo 20: the earth bank between T60 and the Coleshill Building which will not be disturbed.

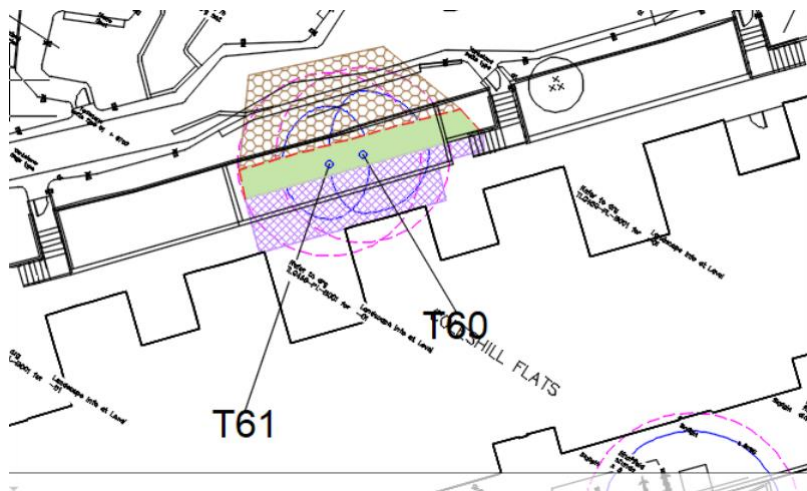


Image 6: snip of the tree protection plan denoting specialist construction within the honeycomb hatch and no excavation within the magenta hatch.

Construction operations



Image 7: Ground protection example, a temporary concrete slab is likely to be the most effective ground protection solution during construction within the RPA of T60 and T61.

- 5.21 Construction of the main built elements of the proposals will not require excavation or other works within the root protection area (RPAs) of retained trees. No special measures are therefore required to prevent root damage. However, it will be necessary to ensure that site operations do not cause damage to trees or the soil environment upon which they rely through the management and protection of surfacing within the Coleshill car park. Details of the measures to be taken to protect trees are included at Appendix A.

Changes in soil levels

- 5.22 Potential impacts on trees due to changes in soil levels have been considered and the proposals do not require any significant changes in soil level within the RPAs of retained trees.

Installation of drainage

- 5.23 No new drainage runs are proposed as existing drains have been found to be sufficient. Impacts on retained trees are, therefore, considered to be minimal. If excavation is required within the RPA of any retained tree to facilitate connection to the drainage system methods of work should follow the advice in National Joint Utilities Group (NJUG) Volume 4⁵. This guidance is a normative reference in BS5837.

5 - 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.

Installation of services

- 5.24 Details relating to new service runs have not yet been designed but will be located outside the RPAs of retained trees.

Landscaping operations



Image 8: an example use of heavy duty interlinking plastic ground protection for temporary ground protection close to trees

- 5.25 Landscaping operations to create the proposed play area and re-structuring of the path network and features within Ebury Square will typically take place at the end of the construction period and require site wide access for pedestrian and light plant machinery.
- 5.26 There is a risk that plant machinery may damage soil structure where tree roots are growing, these risks can be managed with the use of ground protection and working to a clear method statement. A detailed arboricultural method statement may be conditioned by the Local Authority to allow the sequence of works and specific protection measures to be finalised between the arboricultural consultant and landscaping contractor prior to commencement of the works.
- 5.27 The most significant area of work as anticipated on the tree protection plans will incorporate the demolition and removal of existing footpaths, construction of proposed footpaths, installation of the play equipment and installation of the relocated fountain within the square.

- 5.28 The demolition of existing paths will require surfacing and materials to be removed by hand or using a rubber tracked mini excavator supervised by an arboriculturist, working away from the first excavation point to pull material back to the site entrances. During the works grassed areas outside the path will require protection measures to exclude pedestrian and plant traffic.
- 5.29 Installation of the play equipment is likely to require heavy footfall and the use of light machinery therefore ground protection mats to support the anticipated load must be installed prior to works commencing.
- 5.30 The landscape design proposes the use of minimal impact design incorporating the use of 100mm compacted subbase and 50mm semi-permeable self-binding gravel, many of the existing path will be removed and opened up for increased water percolation into the soil or converted from impermeable to semi-permeable design.
- 5.31 Surface scrape and excavations will be undertaken by hand or rubber tracked mini excavator supervised by an arboriculturist to retain roots greater than 25mm diameter within the subbase using split plastic piping. Where this is not feasible roots may be bridged or 50mm cellular confinement systems incorporated.
- 5.32 The relocation of the fountain adjacent to T82 and T83 will involve an increase in hard surfacing within respective RPAs, the impact of which will be offset by the conversion of the existing impermeable surfacing to a semi-permeable design.
- 5.33 The additional encroachment of hard surfacing towards the trees has been noted within the landscape design as requiring further investigation where the southern edge is closest to the trees. The location will be hand-dug to expose significant roots and the position of the fountain adjusted to accommodate root retention. This degree of flexibility has been incorporated into the design.



Image 9: Cellular no-dig system



Image 10: BS5837 - 3 Flexible split pipe used to protect and retain tree roots: Once exposed by hand digging, tree roots are protected using a flexible split pipe

Future growth of retained trees

- 5.34 The proposals have taken into account possible future conflicts between occupants and retained trees. Future pruning works to maintain a suitable separation between trees and the children's play area and manage the risk of branch failure in Ebury Square can be undertaken without detriment to the health or visual appearance of the trees concerned. Crown lifting of pendulous tips within Ebury Square and Orange Square to increase light infiltration have also been specified but do not include significant branch removal. Proposed tree pruning specifications are attached at Appendix B.

6 DISCUSSION

General change

- 6.1 Taking into account the above impacts and mitigation, my assessment is that while the proposed loss of trees will have an impact in the short term the high quality proposed new planting and increased volume of vegetation will more than compensate for these losses, resulting in a neutral impact in the medium term with a positive impact in the longer term. The proposals are therefore considered sustainable in arboricultural and landscape terms.

New landscaping

- 6.2 The proposed new planting includes the establishment 139 small to medium sized trees including 30 specimen trees, extensive herbaceous and border planting, green roofs, hedgerows and landscape features. These trees and landscape features will be of high quality and have been located in positions where they will be able to grow to maturity. Over the long term, new tree planting has the potential to significantly enhance the amenities of the site and contribute to the character and appearance of the local area.

Arboricultural implications and mitigation

- 6.3 The inclusion of arboricultural input into the design of the proposals has minimised the impacts on retained trees and allowed quantification of proposed tree losses to inform suitable mitigation measures. The development provides an opportunity for new planting which will mitigate for these impacts over time and, in the long term, have the potential to provide an improved quality of tree cover on the site.

7 CONCLUSIONS

Arboricultural sustainability

- 7.1 The approach to trees and landscape on the site is sustainable; best practice guidance has been followed to identify the key trees for arboricultural and landscape value and consider the appropriate planting and mitigation measures for tree losses.
- 7.2 The landscape opportunities on the site for new trees can, over a relatively short space of time after the development is completed, mitigate for the loss of trees, significantly increase vegetation cover in the local area; and with increased permeability bring a positive benefit to the site and the local area generally.

Planning policy

- 7.3 The proposed development has complied with local planning policies, in relation to trees. Specifically:
- policy G5 of The New London Plan which states major development projects should contribute to urban greening;
 - policy G7 of The New London Plan that states that if trees have to be removed there should be adequate replacement planting based on the existing value of the benefits of the trees removed, determined by for example CAVAT;
 - Policy S38 of The Westminster City Plan which states biodiversity must be enhanced throughout Westminster and that any loss of biodiversity must be sufficiently mitigated against;
 - policy ENV 16 of The Unitary Development Plan for Westminster, while the development includes the removal of trees which make a significant contribution to the local area these losses have been recognised and quantified mitigation provided; and
 - policy ENV 15 of The Unitary Development Plan for Westminster which states the City Council will encourage the provision of new and enhanced space for public use.

Arboricultural impacts and mitigation

- 7.4 While the architectural intention to re-instate the historic street pattern does not allow for the retention of the majority of existing trees and vegetation it does present an opportunity to regenerate the visual amenity value of the site through structured tree planting and appropriate landscape enhancements.

- 7.5 Consideration has therefore been given to sustainable species choices that both satisfy the need for public amenity and tolerate projected climate changes within the urban environment as well as increasing biodiversity within the local area.
- 7.6 The development brings an opportunity to remediate the growing conditions of retained pine trees T60 and T61 as well as the London plane trees within Ebury Square, which is a strategy that is unlikely to be implemented if the site remained undeveloped. Remediation of the growing conditions of retained trees can significantly improve tree health and vitality. These measures can be secured through suitably worded planning conditions.
- 7.7 The protection of retained trees on this site during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by compliance with suitably drafted planning conditions, which can require an arboricultural method statement including on site supervision of key activities and tree protection during demolition and construction works.

8 RECOMMENDATIONS

Planning conditions

- 8.1 The Town and Country Planning Act 1990 places a duty on the Local Planning Authority to ensure that planning permissions are granted making adequate provision for the preservation and planting of trees by the imposition of conditions.
- 8.2 Appropriately worded planning conditions can ensure that trees are adequately protected during construction work which can include arboricultural supervision during key stages of the development process.

Tree works

- 8.3 It will be necessary to carry out some tree pruning and removal works in order to facilitate the proposed development and for landscape reasons. These works are listed in the tree work schedule at Appendix B.
- 8.4 Where tree works are necessary it is strongly recommended that a reputable and experienced tree surgery company is employed to carry out these works. Some local authorities will provide approved lists of tree surgeons and the Arboricultural Association publishes a list of Approved Contractors which can be searched by location. All tree works should be carried out in accordance with the guidance in BS3998⁶.
- 8.5 Before authorising or undertaking tree removals or any works which may involve the severing of tree roots or branches it will be necessary to ensure that the affected trees are not legally protected. Legal protection may consist of Tree Preservation Orders, trees in Conservation Areas or trees protected by the Forestry Act or other legislation.
- 8.6 Where tree removals or pruning works have been specified within the submitted planning application documents, and where planning permission has been granted for these works, this permission overrides the statutory protection and the planning permission includes permission to carry out the approved tree works. However, these conditions only apply where the approved development is being implemented. Carrying out works to protected trees without permission, or where the planning consent is not being implemented may constitute an offence⁷.

6 - BSI. (2010) British Standard 3998: Tree works - Recommendations. UK: British Standards Institution.

7 - DCLG. (2014) Tree preservation orders and trees in conservation areas [Online]. Available at: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>.

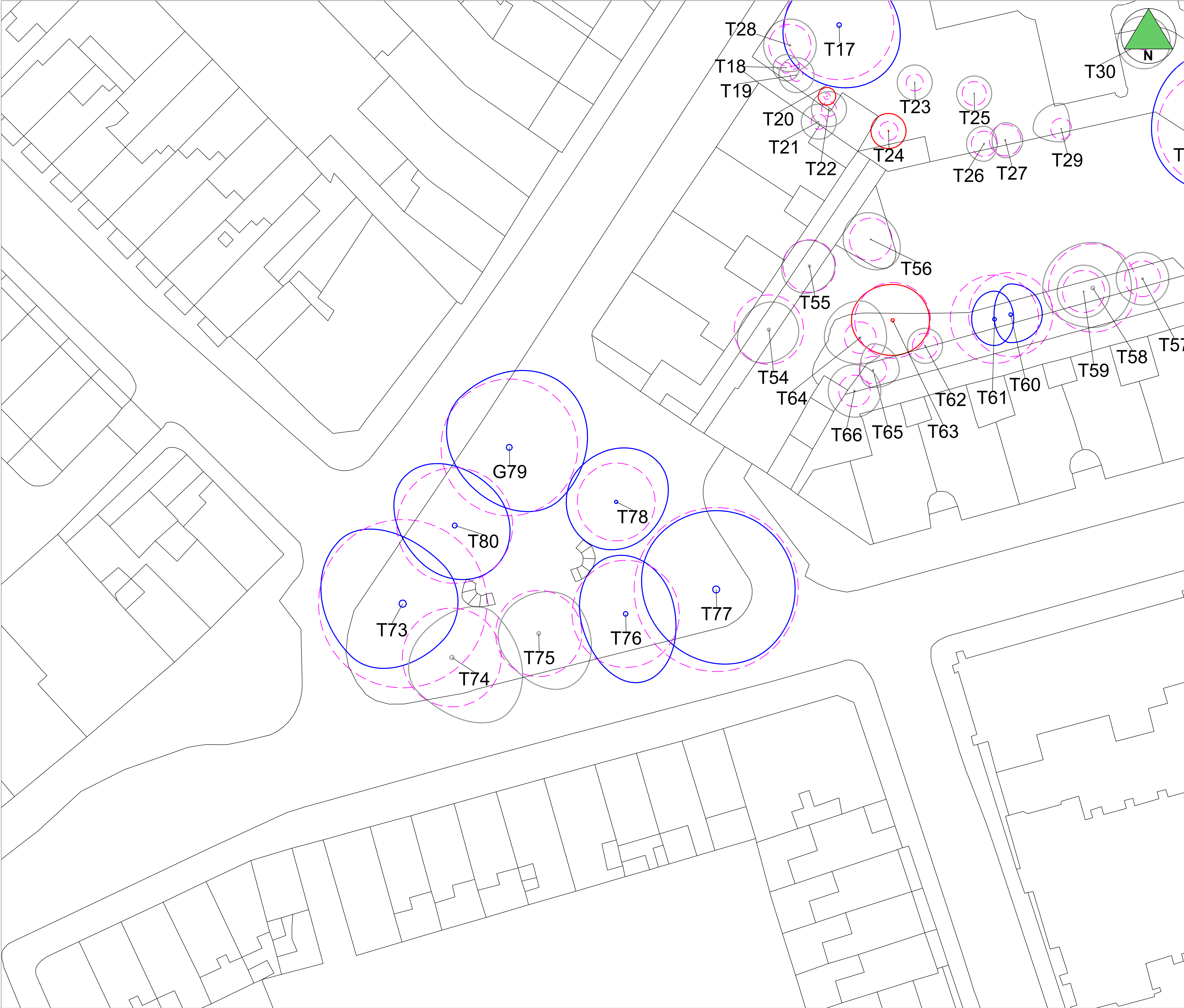
8 - British Standards Institute, 2012. BS 5837: Trees in relation to design, demolition and construction. Section 6.2.2


Tree protection

- 8.7 Protective measures which are fit for purpose⁸ will be required in order to prevent damage to trees, and the soil environment in which they grow, during development works. The specification for the construction and positioning of protective measures are shown on the plans at Appendix A. Protective measures will need to be implemented as part of enabling works (T60, T61) and landscaping (Ebury Square) prior to the arrival of plant and materials on the site.
- 8.8 Some changes to the layout of protective measures will be required following demolition works and site clearance in order to protect trees adequately during the construction phase of the development further detail of which may be secured within an arboricultural method statement as part of planning conditions for the site.
- 8.9 Temporary ground protection to a suitable specification⁹ will be required in order to prevent damage the soil environment within the root protection areas (RPAs) of retained trees during development works. This is to allow plant and machinery to travel or operate within the RPAs during works. The specification for the type and positioning of ground protection is shown on the plans at Appendix A. Ground protection will need to be installed prior to the arrival of plant and materials on the site. Some changes to the layout of ground protection will be required following demolition works and site clearance in order to protect trees adequately during the construction phase of the development.

APPENDIX A - Plans

- 170714-P-10-01 Tree Survey
- 170714-P-10-02 Tree Survey
- 170714-P-10-03 Tree Survey
- 170714-P-11-01 Proposed removals
- 170714-P-11-02 Proposed removals
- 170714-P-11-03 Proposed removals
- 170714-P-12-01 Tree Protection
- 170714-P-13 Tree Protection Ebury Demolition
- 170714-P-14 Tree Protection Ebury Construction

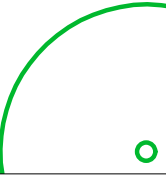




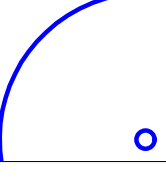
INVESTORS
IN PEOPLE | Gold
Unit 2000

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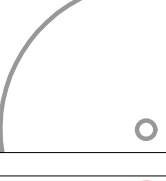
BS 5837:2012 TREE RETENTION CATEGORIES



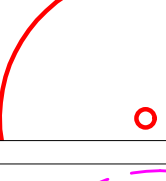
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.



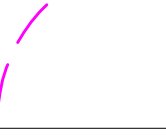
Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.




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.




Site boundary

An inset map in the bottom right corner shows a wider area, including the site and surrounding streets. The site is highlighted with a red outline, and the trees are color-coded to match the main plan. This provides a geographical context for the site.

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Title Tree Survey		
Client Grosvenor Estate		
Project Cundy Street/Coles Hill Car Park, South Belgravia, London SW1W 9JS		
Date May 2019	Drawn by HR	Checked by -
Drawing No 170714-P-10-01	Rev -	Scale 1:200@A1

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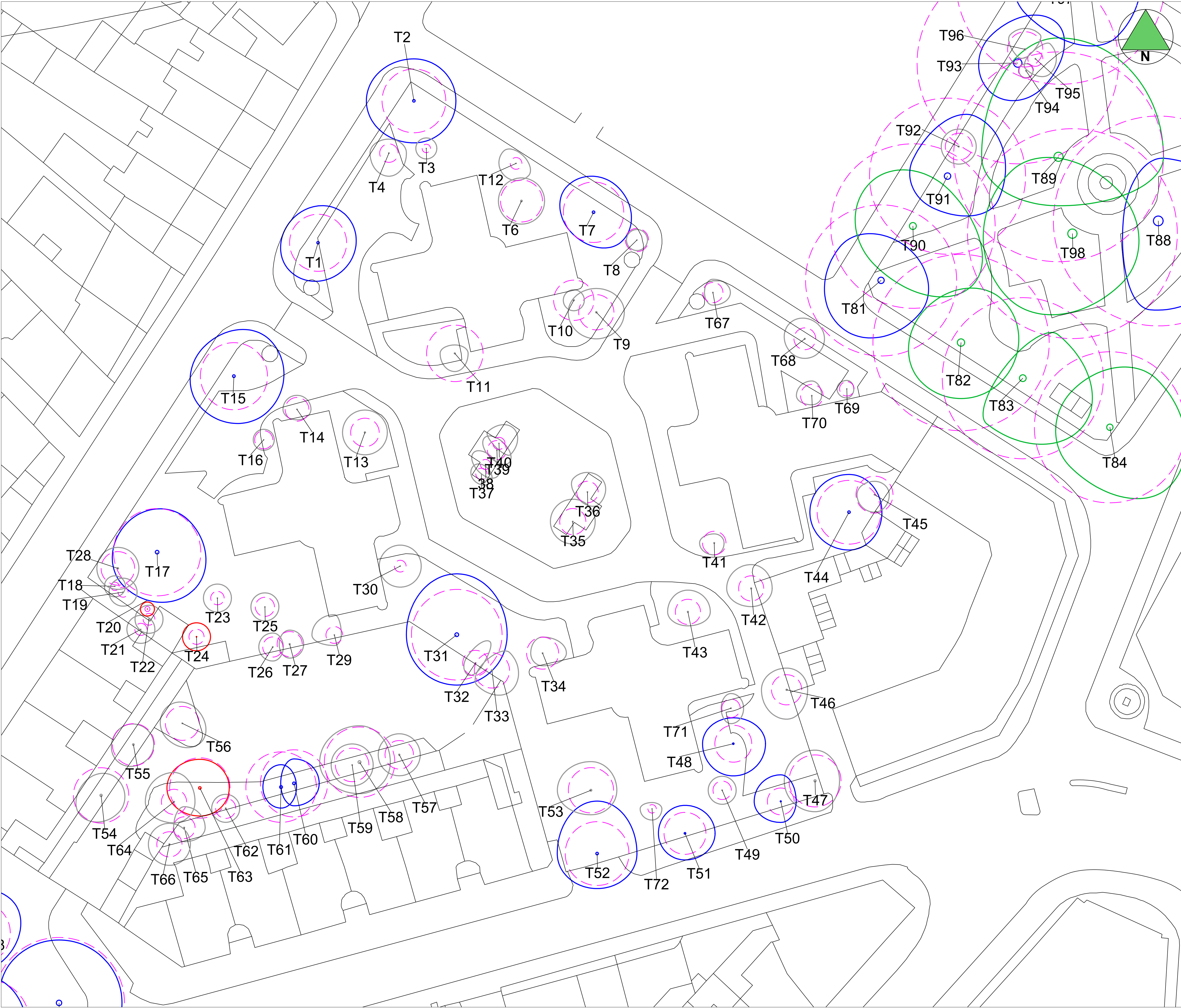
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BS 5837:2012 TREE RETENTION CATEGORIES

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- Site boundary**



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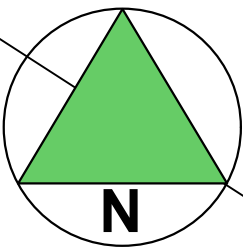
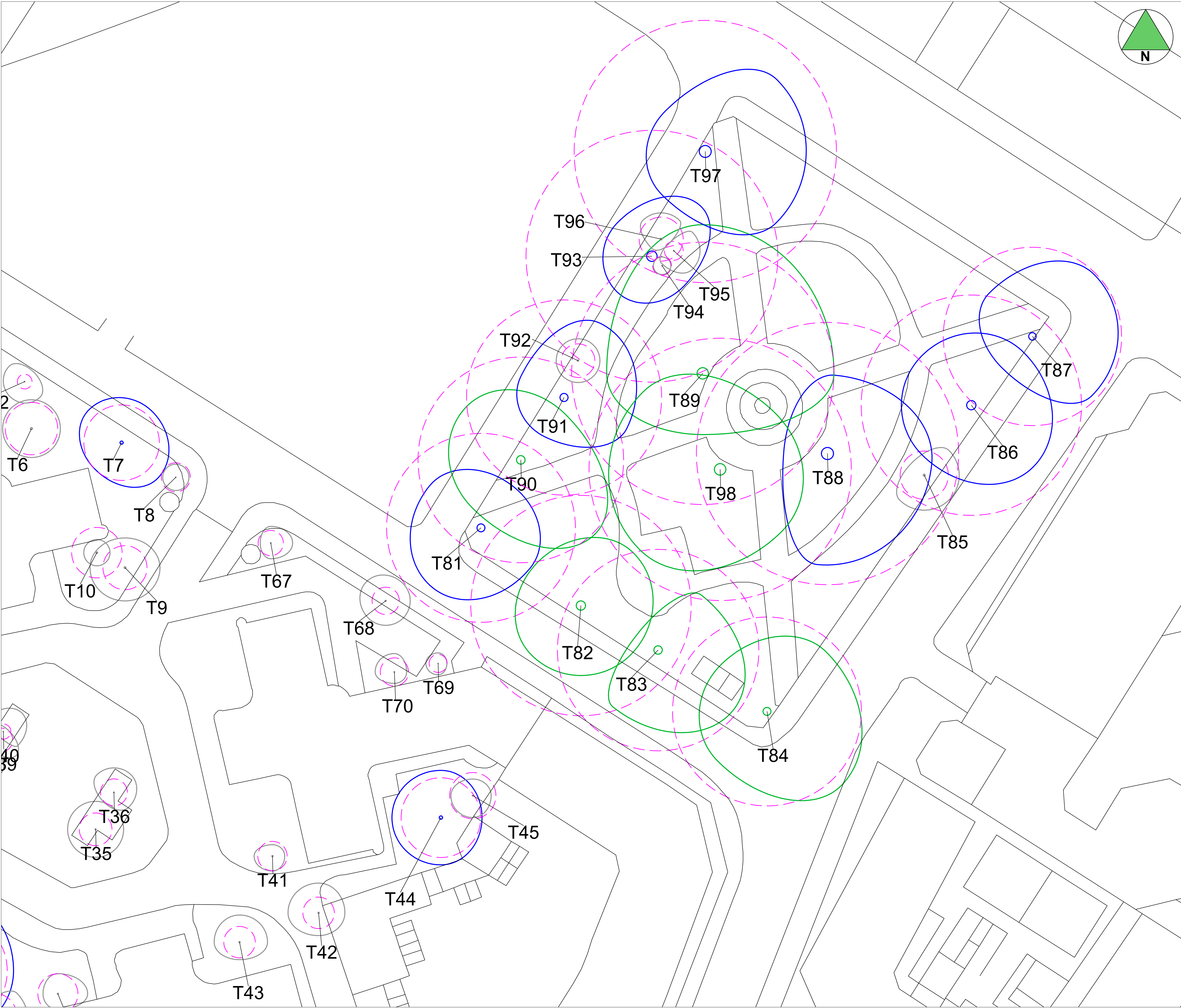
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Client Grosvenor Estate		
Project Cundy Street/Coles Hill Car Park, South Belgravia, London SW1W 9JS		
Date May 2019	Drawn by HR	Checked by -
Drawing No 170714-P-10-02	Rev -	Scale 1:250@A1

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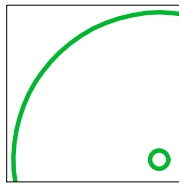
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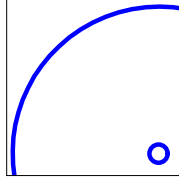
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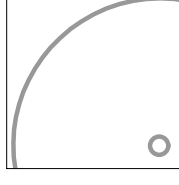


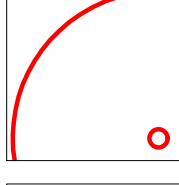
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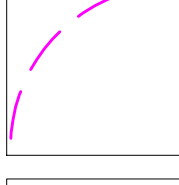
BS 5837:2012 TREE RETENTION CATEGORIES


- 

Category A
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- 

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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.
- 

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.
- 

Site boundary



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Title		
Tree Survey		
Client		
Grosvenor Estate		
Project		
Cundy Street/Coles Hill Car Park, South Belgravia, London SW1W 9JS		
Date	Drawn by	Checked by
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Drawing No	Rev	Scale
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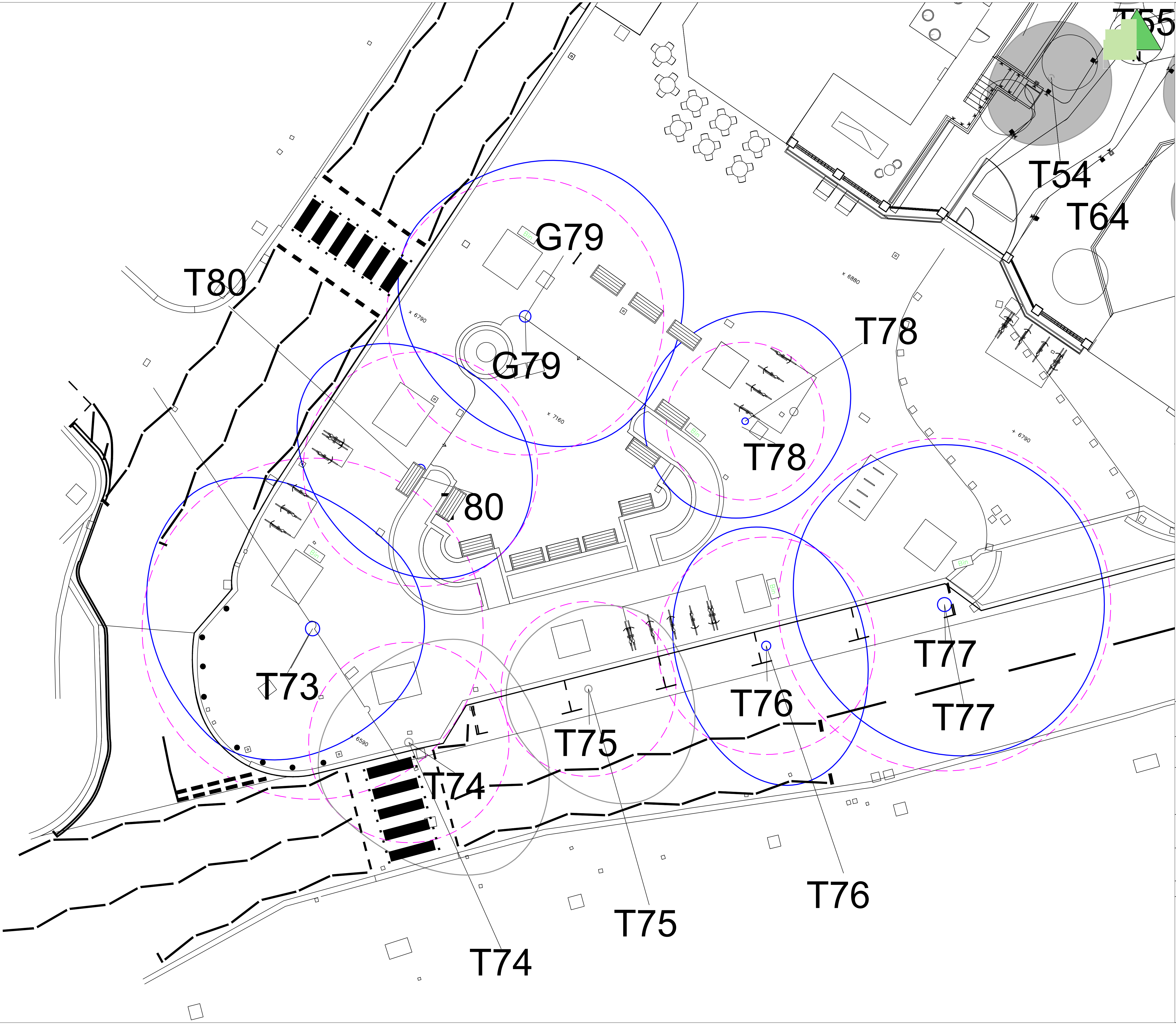
BS 5837:2012 TREE RETENTION CATEGORIES

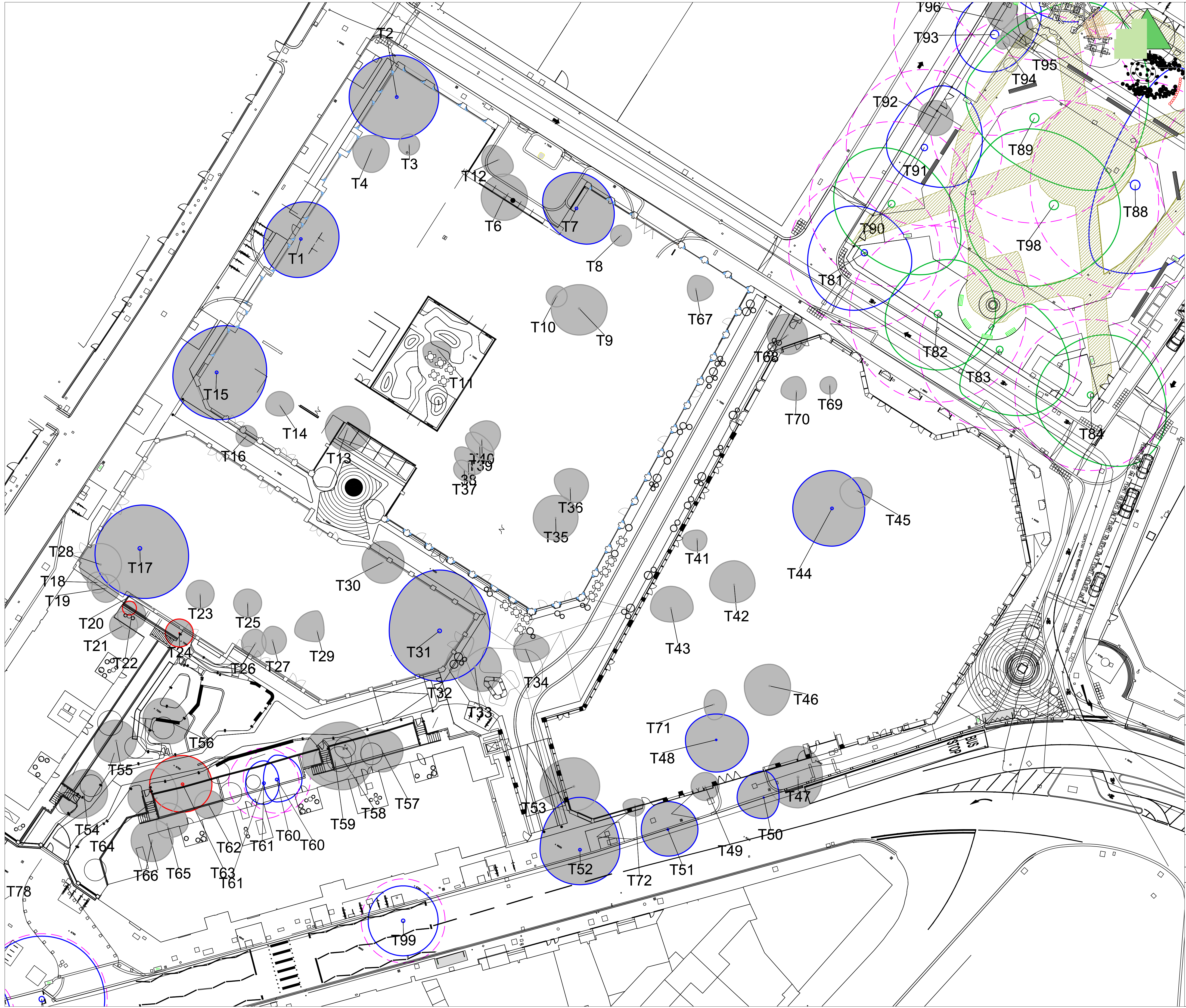
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- Trees to be removed shown shaded grey



b	14.04.20	XLAND-TLG450 CSQ-GF	HR
a	16.12.19	Updated from recent site visit	HR
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Title Proposed Layout and Tree Removals		
Client Grosvenor Estate		
Project Cundy Street/Coles Hill Car Park, South Belgravia, London SW1W 9JS		
Date December 2019	Drawn by HR	Checked by -
Drawing No 170714-P-11-01	Rev b	Scale 1:100@A1







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Trees to be removed shown shaded grey



REV	DATE	DESCRIPTION	DRAWN
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a	16.12.19	Updated from recent site visit	HR

Base Drawing	
-	16.12.19
XLAND-TLG450 CSQ-GF	



Title
Proposed Layout and Tree Removals

Client
Grosvenor Estate

Project
Cundy Street/Coles Hill Car Park, South Belgravia, London SW1W 9JS

Date December 2019	Drawn by HR	Checked by -
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Drawing No 170714-P-11-02	Rev b	Scale 1:250@A1
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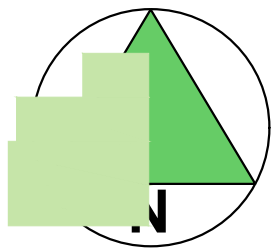
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Trees to be removed shown shaded grey



b	14.04.20	XLAND-TLG450 CSQ-GF	HR
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Title
Proposed Layout and Tree Removals

Client
Grosvenor Estate

Project
Cundy Street/Coles Hill Car Park,
South Belgravia, London SW1W 9JS

Date	December 2019	Drawn by	HR	Checked by	-
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ARBORICULTURAL METHOD STATEMENT

BRITISH STANDARD 5837(2012)

This method statement is in accordance with British Standard 5837: Trees in relation to design, demolition and construction - Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

TREE SURGERY WORKS

Only tree works specified within this document may be carried out. Any uncertainty regarding trees to be pruned will be immediately confirmed with the arboricultural consultant and local authority tree officer.

All tree works will be carried out in accordance with the recommendations given in the current BS 3998 (2010).

All tree works should be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.

SITE SUPERVISION

All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant and reports issued to the client and local authority.

Supervision visits will occur as follows:

- Inspection of tree works, tree protection prior to demolition and construction works
- Monthly visits to inspect tree protection measures
- During works that may affect retained trees

PROTECTIVE FENCING

No materials or equipment other than those required to erect protective fencing, will be delivered to the site before the fencing is installed. The position of protective fencing for demolition is shown on this drawing.

Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Signs will be fixed to every third panel stating 'Tree Protection Area Keep Out - Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'.

The main contractor will inform the local authority officer and the arboricultural consultant that tree protection is in place before demolition or site clearance works commence.

No alteration, removal or repositioning of the tree protection for demolition will take place during the demolition phase without the prior consent of the arboricultural consultant.

SERVICES AND DRAINAGE

Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Volume 4, issue 2, London NJUG 2007.

No works will occur within the tree protection zone without prior agreement from the arboricultural consultant. No machinery will be permitted within the TPZ at any time.

GENERAL PROTECTION METHODS

No fires will be permitted within 20m of the crown of any tree.

No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority.

No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.

Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.

The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

NO-DIG CONSTRUCTION AREAS

Areas requiring no-dig methods of construction are indicated on this drawing. No-dig will involve either excavating existing hard surfacing down to sub base and building up, or laying materials to create new hard surfacing onto existing ground levels. No scraping or reducing of existing soft ground levels in the areas indicated on this plan will be undertaken, and all construction in these areas will avoid the use of machinery.

The specification for no-dig construction is shown below.

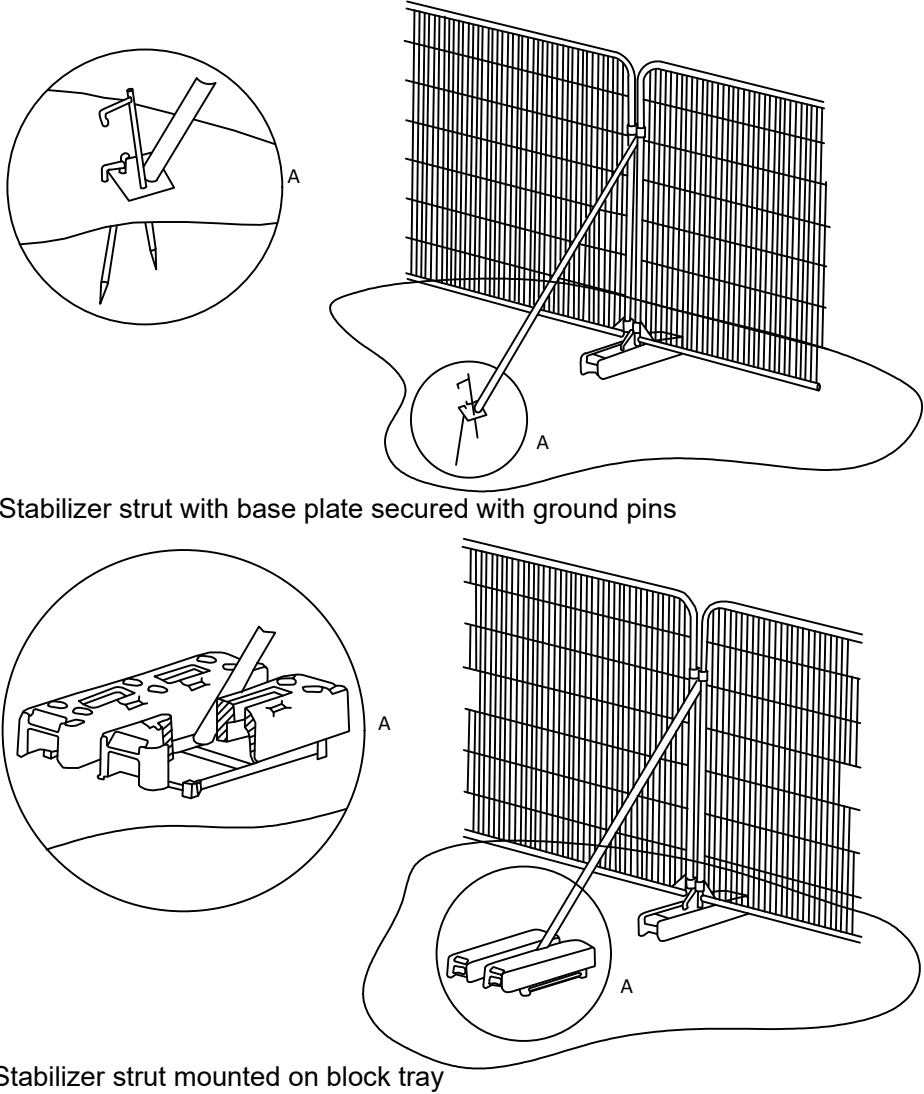
T78

T61

T60

T99

Figure 3 Examples of above-grounds stabilizing systems



**TREE PROTECTION
AREA
KEEP OUT!**

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



0845 094 3268



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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.
- Existing surfacing and sub base or removed and replaced with material to form ground protection during construction.



a	03.03.20	XLAND-TLG450 CSQ-GF rev A	HR
REV	DATE	DESCRIPTION	DRAWN
-	16.12.19	XLAND-TLG450 CSQ-GF	
Base Drawing			
0 1m 5m 10m			

Title
Tree Protection Plan

Client
Grosvenor Estate

Project
Cundy Street/Coles Hill Car Park,
South Belgravia, London SW1W 9JS

Date December 2019	Drawn by HR	Checked by -
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Drawing No 170714-P-12-01	Rev a	Scale 1:100@A1
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DO NOT SCALE Use only figured dimensions



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arboriculture ecology landscape innovation

ARBORICULTURAL METHOD STATEMENT

BRITISH STANDARD 5837(2012)
This method statement is in accordance with British Standard 5837: Trees in relation to design, demolition and construction - Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

TREE SURGERY WORKS
Only tree works specified within this document may be carried out. Any uncertainty regarding trees to be pruned will be immediately confirmed with the arboricultural consultant and local authority tree officer.
All tree works will be carried out in accordance with the recommendations given in the current BS 3998 (2010).
All tree works should be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.

SITE SUPERVISION
All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant and reports issued to the client and local authority.
Supervision visits will occur as follows:
•Inspection of tree works, tree protection prior to demolition and construction works
•Monthly visits to inspect tree protection measures
•During works that may affect retained trees

PROTECTIVE FENCING
No materials or equipment other than those required to erect protective fencing, will be delivered to the site before the fencing is installed. The position of protective fencing for demolition is shown on this drawing.
Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Signs will be fixed to every third panel stating **'Tree Protection Area Keep Out - Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'**.
The main contractor will inform the local authority officer and the arboricultural consultant that tree protection is in place before demolition or site clearance works commence.
No alteration, removal or repositioning of the tree protection for demolition will take place during the demolition phase without the prior consent of the arboricultural consultant.

SERVICES AND DRAINAGE
Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Volume 4, issue 2, London NJUG 2007.
No works will occur within the tree protection zone without prior agreement from the arboricultural consultant. No machinery will be permitted within the TPZ at any time.

GENERAL PROTECTION METHODS
No fires will be permitted within 20m of the crown of any tree.
No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority.
No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.
Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.
The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

NO-DIG CONSTRUCTION AREAS
Areas requiring no-dig methods of construction are indicated on this drawing. No-dig will involve either excavating existing hard surfacing down to sub base and building up, or laying materials to create new hard surfacing onto existing ground levels. No scraping or reducing of existing soft ground levels in the areas indicated on this plan will be undertaken, and all construction in these areas will avoid the use of machinery.
The specification for no-dig construction is shown below.



**TREE PROTECTION AREA
KEEP OUT!**

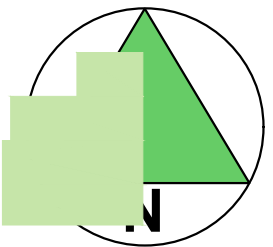
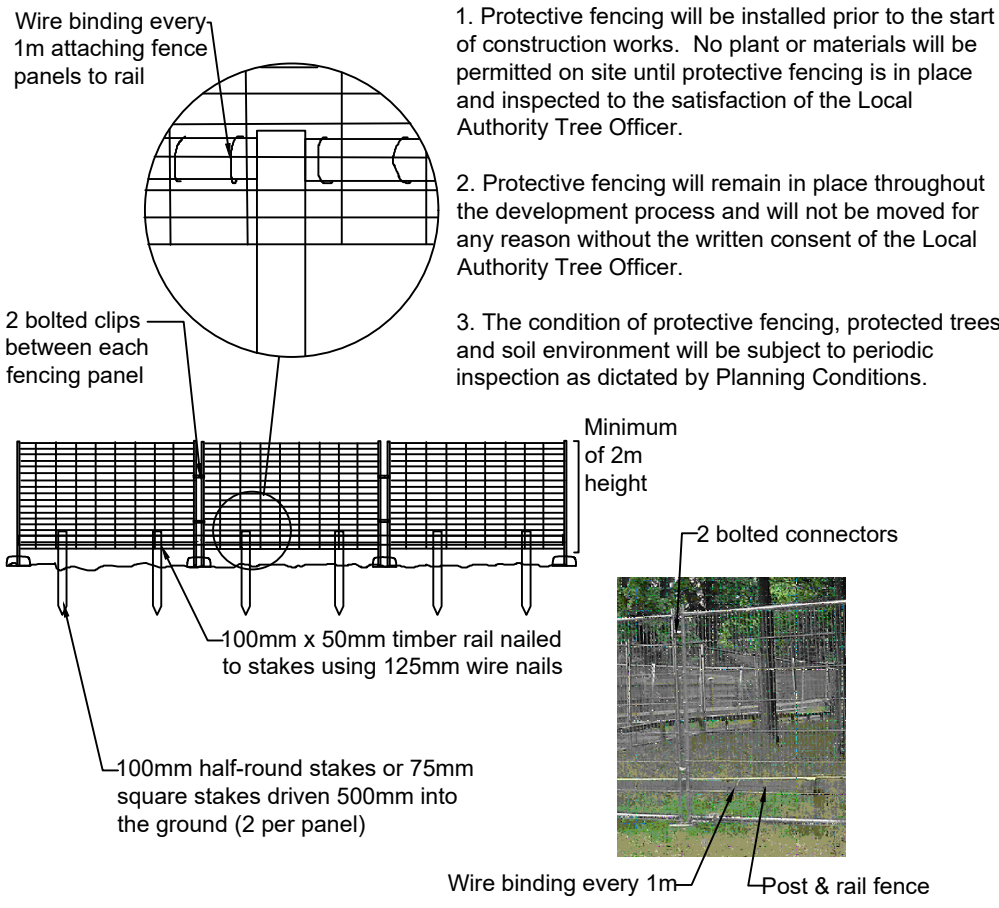
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL CONSULTANT



0845 094 3268

Construction of Protective Fencing

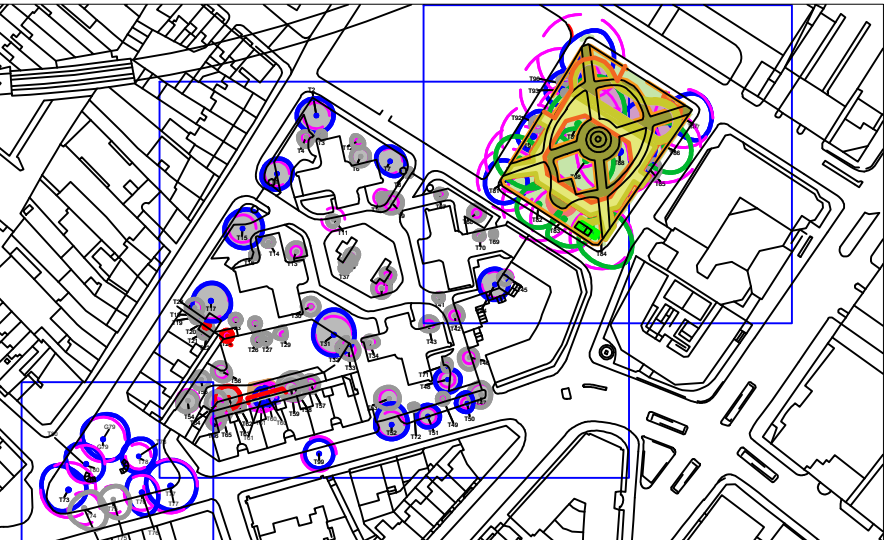
Installation of Protective Fencing



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.
- Exclusion barriers**
- No excavation beyond sub-base, surfacing and materials to be removed by hand or rubber tracked mini excavator working away from rather than toward the first point of excavation.



-	-	XLAND-TLG450 CSQ-GF rev A	-
REV	DATE	DESCRIPTION	DRAWN
-	-	XLAND-TLG450 CSQ-GF rev A	-
Base Drawing			
0 1m 5m 10m 15m 20m			

Title
Tree Protection Plan - Demolition

Client
Grosvenor Estate

Project
Cundy Street/Coles Hill Car Park,
South Belgravia, London SW1W 9JS

Date April 2020	Drawn by HR	Checked by -
Drawing No 170714-P-13	Rev -	Scale 1:200@A1

DO NOT SCALE Use only figured dimensions



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ARBORICULTURAL METHOD STATEMENT

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This method statement is in accordance with British Standard 5837: Trees in relation to design, demolition and construction - Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

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All tree works will be carried out in accordance with the recommendations given in the current BS 3998 (2010).
All tree works should be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.

SITE SUPERVISION
All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant and reports issued to the client and local authority.
Supervision visits will occur as follows:
•Inspection of tree works, tree protection prior to demolition and construction works
•Monthly visits to inspect tree protection measures
•During works that may affect retained trees

PROTECTIVE FENCING
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Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Signs will be fixed to every third panel stating "Tree Protection Area Keep Out - Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant".
The main contractor will inform the local authority officer and the arboricultural consultant that tree protection is in place before demolition or site clearance works commence.
No alteration, removal or repositioning of the tree protection for demolition will take place during the demolition phase without the prior consent of the arboricultural consultant.

SERVICES AND DRAINAGE
Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2, London NJUG 2007.
No works will occur within the tree protection zone without prior agreement from the arboricultural consultant. No machinery will be permitted within the TPZ at any time.

GENERAL PROTECTION METHODS
No fires will be permitted within 20m of the crown of any tree.
No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority.
No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.
Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.
The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

NO-DIG CONSTRUCTION AREAS
Areas requiring no-dig methods of construction are indicated on this drawing. No-dig will involve either excavating existing hard surfacing down to sub base and building up, or laying materials to create new hard surfacing onto existing ground levels. No scraping or reducing of existing soft ground levels in the areas indicated on this plan will be undertaken, and all construction in these areas will avoid the use of machinery.
The specification for no-dig construction is shown below.



TREE PROTECTION AREA
KEEP OUT!
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL CONSULTANT

tma TIM MOYA ASSOCIATES 0845 094 3268

Construction of Protective Fencing

Installation of Protective Fencing

1. Protective fencing will be installed prior to the start of construction works. No plant or materials will be permitted on site until protective fencing is in place and inspected to the satisfaction of the Local Authority Tree Officer.

2. Protective fencing will remain in place throughout the development process and will not be moved for any reason without the written consent of the Local Authority Tree Officer.

3. The condition of protective fencing, protected trees and soil environment will be subject to periodic inspection as dictated by Planning Conditions.

Wire binding every 1m attaching fence panels to rail

2 bolted clips between each fencing panel

Minimum of 2m height

100mm x 50mm timber rail nailed to stakes using 125mm wire nails

100mm half-round stakes or 75mm square stakes driven 500mm into the ground (2 per panel)

2 bolted connectors

Wire binding every 1m

Post & rail fence



INVESTORS IN PEOPLE Gold Level 2020

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.

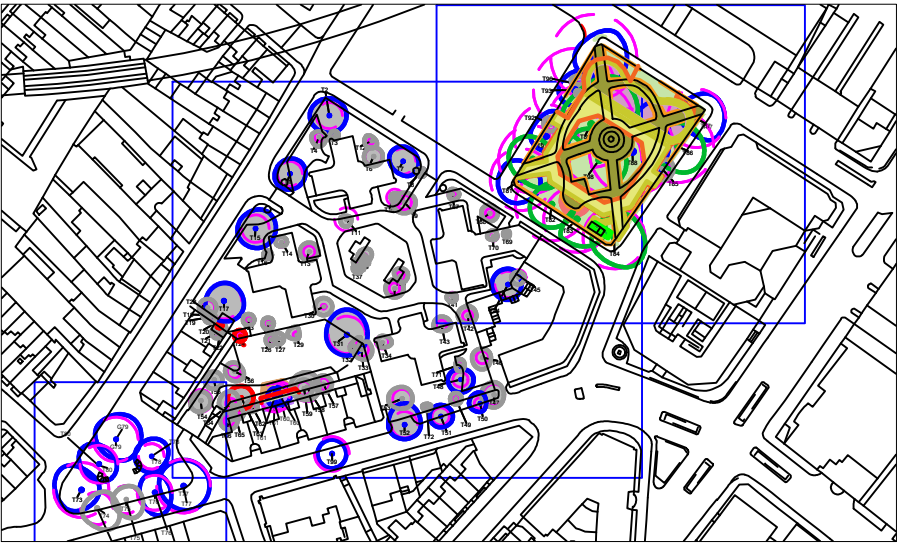
Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Fencing prior to fountain.

Ground protection during play space installation.

Paths to be installed by hand or under supervision by arboricultural consultant with significant root retained.

New fountain design to be hand dug to determine location and design.



-	-	XLAND-TLG450 CSQ-GF	-
REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-
-	-	XLAND-TLG450 CSQ-GF rev A	-
0 1m 5m 10m 15m 20m			

Title		
Tree Protection Plan - Construction		
Client		
Grosvenor Estate		
Project		
Cundy Street/Coles Hill Car Park, South Belgravia, London SW1W 9JS		
Date	Drawn by	Checked by
April 2020	HR	-
Drawing No	Rev	Scale
170714-P-14	-	1:200@A1
DO NOT SCALE Use only figured dimensions		

tma
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APPENDIX B - Schedules

- 170714-PD-10 Tree Schedule
- 170714-PD-12 Tree Work Schedule

170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Acer platanoides (Norway Maple)	12.0	36	1		5.6		5.3		5.7		5.0	2.0		Early Mature	Structural condition Good. Physiological condition Fair. Fork - Weak with included bark. Stems - Co-dominant.	04/02/2020	58.6	4.3	20-40	B2
Tree T2	1 Acer platanoides (Norway Maple)	14.0	38	1	6.0		6.0		6.0		6.8		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Fork - Weak with included bark. Stems - Heavy principal stems. Stems - Sub-dominant.	06/11/2019	65.3	4.6	20-40	B2
Tree T3	1 Acer griseum (Paperbark Maple)	2.5	6	1	1.5		1.5		1.5		1.5		2.0		Young	Structural condition Fair. Physiological condition Fair.	06/11/2019	1.6	0.7	10-20	C1
Tree T4	1 Cerasus avium (Wild Cherry)	4.5	13	1	2.0		2.5		3.3		2.7		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Bark exudation. Fork - Weak with included bark.	06/11/2019	7.6	1.6	10-20	C1
Tree T6	1 Pyrus calleryana 'Chanticleer' (Ornamental Pear)	14.0	25	1	3.3		3.3		3.3		3.3		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Weak with included bark. Stems - Sub-dominant. Slightly thinning crown.	06/11/2019	28.3	3.0	10-20	C1
Tree T7	1 Acer platanoides 'Crimson King' (Red Norway Maple)	15.0	37	1		5.0		5.8		4.3		5.3	3.0		Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound. Form - Good crown structure. No significant faults observed.	06/11/2019	61.9	4.4	20-40	B2
Tree T8	1 Laurocerasus lusitanica (Portugal Laurel)	3.0	13 COM	3	1.5		1.5		1.5		1.5		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Small low amenity tree. Topped and regrown.	06/11/2019	8.7	1.7	10-20	C1
Tree T9	1 Malus x soulardii (Crab Apple)	5.0	21	1	3.4		4.0		3.8		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. High fruit yield.	06/11/2019	20.0	2.5	10-20	C1

Stem **green** Estimated valueStem **AVE** Average stem diameter for tree groupsStem **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.

170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T10	1 Washingtonia sp. (Missing Species)	5.0	24 COM	2	1.5		1.5		1.5		1.5		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Palm.	06/11/2019	26.1	2.9	10-20	C1
Tree T11	1 Olea europaea (Olive)	4.0	33 COM	4	1.2		1.9		2.6		2.1		2.0		Early Mature	Structural condition Poor. Physiological condition Fair. Fork - Weak with included bark. Reaction wood / Adaptive growth - Base. Reaction wood / Adaptive growth - Stem / stems. Stems - Co-dominant.	06/11/2019	51.2	4.0	10-20	C1
Tree T12	1 Mespilus germanica (Medlar)	3.0	8	1		1.5		2.5		2.4		2.5	2.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	06/11/2019	2.9	1.0	10-20	C1
Tree T13	1 Cydonia oblonga (Quince sp.)	4.0	17	1	3.2		3.2		3.2		3.2		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. Stems - Co-dominant.	06/11/2019	13.1	2.0	10-20	C1
Shrub S14	1 Elaeagnus commutata (Silver Berry)	3.0	14 COM	2	2.0		2.0		1.5		2.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	09/01/2020	9.0	1.7	10-20	C1
Tree T15	1 Acer pseudoplatanus 'Atropurpureum' (Sycamore cv.)	15.0	40	1		7.3		7.0		6.5		6.0	3.0		Early Mature	Structural condition Fair. Physiological condition Good. Fork - Suspected structurally sound. Form - Good crown structure. Form - Spreading crown. Reaction wood / Adaptive growth - Stem / stems. Focal tree.	21/07/2017	72.4	4.8	20-40	B2
Tree T16	1 Cotinus obovatus (America Smoke Tree)	2.5	10 COM	2	1.5		1.5		1.5		1.5		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Shrub.	06/11/2019	5.3	1.3	10-20	C1
Tree T17	1 Fraxinus angustifolia (Narrow Leaved Ash)	17.0	52	1		6.4		7.5		6.8		6.0	2.0		Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound. Form - Good crown structure. No significant faults observed. Minor dieback observed but good condition for species.	21/07/2017	122.3	6.2	20-40	B1

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.

Page 2 of 15

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T18	1 Quercus ilex (Holm Oak)	3.0	5	1	1.5		1.5		1.5		1.5		1.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Competition - Adjacent vegetation. Suppressed crown - Major.		1.1	0.6	10-20	C1
Tree T19	1 Quercus ilex (Holm Oak)	1.0	6	1	2.0		2.0		2.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed.		1.6	0.7	10-20	C1
Tree T20	1 Quercus ilex (Holm Oak)	3.0	3	1	1.0		1.0		1.0		1.0		2.0		Semi Mature	Structural condition Poor. Physiological condition Poor. Competition - Adjacent vegetation. Short remaining contribution. Suppressed crown - Major.		0.4	0.4	0-10	U
Tree T21	1 Laurus nobilis (Bay/Bay Laurel/Poets Laurel)	4.0	7 COM	2	2.0		2.0		2.0		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Fork - Weak with included bark. Froms arch with adjacent bay trees.		2.4	0.9	10-20	C1
Tree T22	1 Laurus nobilis (Bay/Bay Laurel/Poets Laurel)	4.0	7	1	2.0		2.0		2.0		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.		2.2	0.8	10-20	C1
Tree T23	1 Cornus mas (Cornelian Cherry)	4.0	8	1	2.0		2.0		2.0		2.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. No significant faults observed.	20/07/2017	2.9	1.0	10-20	C1
Tree T24	1 Olea europaea (Olive)	5.5	9	1	2.0		2.0		2.0		2.0		2.0		Semi Mature	Structural condition Poor. Physiological condition Poor. Decline - Evident / observed. olive	06/11/2019	3.7	1.1	0-10	U
Tree T25	1 Parrotia persica (Persian Ironwood)	4.0	11 COM	2	2.0		2.0		2.0		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	20/07/2017	5.9	1.4	10-20	C1
Tree T26	1 Olea europaea (Olive)	6.0	12	1	2.0		1.5		2.0		2.0		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. No significant faults observed.	21/07/2017	6.5	1.4	10-20	C1

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

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Page 3 of 15

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T27	1 Olea europaea (Olive)	5.0	15	1	2.0		2.0		2.0		1.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. No significant faults observed.	21/07/2017	10.2	1.8	10-20	C1
Tree T28	1 Padus avium (Bird Cherry)	7.0	20	1	3.0		3.0		3.0		3.0		2.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Decline - Suspected. Leaning trunk - Minor.	20/07/2017	18.1	2.4	10-20	C2
Tree T29	1 Cotoneaster microphyllus (Small-leaved Cotoneaster)	3.0	10 COM	2	2.9		1.0		1.5		3.2		2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	4.5	1.2	10-20	C1
Tree T30	1 Euonymus sp. (Spindle)	3.0	7	1	3.0		3.0		3.0		3.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	2.2	0.8	10-20	C1
Tree T31	1 Platanus x hispanica cv. (London Plane cv.)	18.0	54	1	8.7		7.2		7.2		7.2		4.0		Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound. Form - Good crown structure. No significant faults observed. Reaction wood / Adaptive growth - Stem / stems. Significant tree within site.	21/07/2017	131.9	6.5	20-40	B1
Tree T32	1 other (Other)	4.0	15 COM	2		3.7		0.99		2.0		1.5	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Suppressed crown - Major. Unbalanced crown - Major. Garrrya fremonti	21/07/2017	10.5	1.8	10-20	C1
Tree T33	1 other (Other)	5.0	21	1		3.6		4.0		3.0		1.6	1.0		Mature	Structural condition Fair. Physiological condition Fair. Crack - Longitudinal / shear crack. garrrya fremonti	21/07/2017	20.0	2.5	10-20	C1
Tree T34	1 Prunus sp. (Cherry sp.)	3.5	19 COM	3	2.3		3.4		1.8		1.7		2.0		Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. unknown spec. burrs ang cankers.	21/07/2017	16.5	2.3	10-20	C1

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.

Page 4 of 15

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T35	Cotinus obovatus (America Smoke Tree)	5.0	15 COM	2	3.2		3.2		3.2		3.2		2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	11.0	1.9	10-20	C1
Tree T36	1 Crataegus laevigata (Midland Hawthorn)		12 COM	2		2.8		2.4		1.6		2.8			Semi Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed.	21/07/2017	7.4	1.5	10-20	C1
Tree T37	1 Acer palmatum 'Atropurpureum' (Smooth Japanese Maple cv.)	3.0	6 COM	2		1.2		1.8		1.4		1.6	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Decline - Suspected. Drought.	21/07/2017	2.0	0.8	10-20	C1
Tree T38	1 Crataegus laevigata (Midland Hawthorn)	4.5	6	1		1.4		2.4		1.4		2.4	2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. No significant faults observed.	21/07/2017	1.6	0.7	10-20	C1
Tree T39	1 Cotinus obovatus (America Smoke Tree)	4.0	11 COM	2		1.4		2.5		1.4		2.5	2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	5.9	1.4	10-20	C1
Tree T40	1 Crataegus laevigata (Midland Hawthorn)	3.0	7 COM	2		3.0		2.3		0.7		2.3	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Suppressed crown - Minor.	21/07/2017	2.4	0.9	10-20	C1
Tree T41	1 Quercus ilex (Holm Oak)	3.5	14	1	1.3		1.4		1.7		2.1		2.0		Semi Mature	Structural condition Fair. Physiological condition Good. No significant faults observed.	21/07/2017	8.9	1.7	10-20	C1
Tree T42	1 Prunus domestica 'Elena' (Missing Species)	6.0	15	1	3.4		3.0		2.6		3.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Decline - Suspected.	21/07/2017	10.2	1.8	10-20	C1
Tree T43	1 Malus sp. (Apple sp.)	3.0	15	1	3.1		3.2		2.0		2.9		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. Reaction wood / Adaptive growth - Stem / stems.	21/07/2017	10.2	1.8	10-20	C1

Stem **green** Estimated value

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

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

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T44	1 Paulownia tomentosa (Foxglove Tree)	14.0	38	1	5.4		4.7		5.4		5.6		4.0		Mature	Structural condition Good. Physiological condition Good. Form - Good crown structure. No significant faults observed. Important tree on the site.	21/07/2017	65.3	4.6	20-40	B1
Tree T45	1 Laurus nobilis (Bay/Bay Laurel/Poets Laurel)	7.0	22 COM	3	1.9		2.1		2.5		2.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. No significant faults observed. Suppressed crown - Minor.	21/07/2017	22.0	2.6	10-20	C1
Tree T46	1 Laurocerasus lusitanica (Portugal Laurel)	5.0	18	1	3.1		3.0		4.2		3.6		2.0		Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound. Stems - Sub-dominant. Lifted over car park.	21/07/2017	14.7	2.2	10-20	C1
Tree T47	1 Acer platanoides 'Crimson King' (Red Norway Maple)	13.0	31	1	4.4		3.5		4.4		4.4		3.0		Mature	Structural condition Fair. Physiological condition Fair. Decline - Suspected. Stems - Heavy principal stems. Suppressed crown - Minor.	06/11/2019	43.5	3.7	10-20	C2
Tree T48	1 Catalpa bignonioides (Indian Bean Tree)	6.0	22	1	3.7		4.6		4.6		4.4		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Minor. Unusual species, arboricultural value.	21/07/2017	21.9	2.6	20-40	B1
Tree T49	1 Prunus cerasifera (Cherry Plum (Myrobalan))	3.0	11	1	2.0		2.0		2.0		2.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair.	20/07/2017	5.5	1.3	10-20	C1
Tree T50	1 Quercus cerris (Turkey Oak)	5.0	16	1	3.8		2.2		3.0		3.8		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Unbalanced crown - Minor. Potential for growth and value in street scene but limited current value, form and condition.	21/07/2017	11.6	1.9	10-20	B2
Tree T51	1 Quercus cerris (Turkey Oak)	16.0	25	1	4.0		4.3		3.8		3.8		3.0		Early Mature	Structural condition Fair. Physiological condition Good. Elongated tin branches typical of species.	21/07/2017	28.3	3.0	20-40	B2

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

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
N	NE	E	SE	S	SW	W	NW														
Tree T52	1 Acer platanoides (Norway Maple)	15.0	38	1	7.5	5.7	5.0	5.7	3.0						Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound. Reaction wood / Adaptive growth - Stem / stems. Stems - Heavy principal stems. Stems - Sub-dominant.	21/07/2017	65.3	4.6	20-40	B2
Tree T53	1 Cercis siliquastrum (Judas Tree)	9.0	27	1	4.1	3.7	3.5	4.8	3.0						Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	33.0	3.2	10-20	C1
Tree T54	1 Ilex aquifolium (Holly)	8.0	33	1	3.3	3.5	4.1	3.0	3.0						Mature	Structural condition Fair. Physiological condition Fair. Decline - Suspected. Lifter over car park, close to building.	21/07/2017	49.3	4.0	10-20	C1
Tree T55	1 Ilex aquifolium (Holly)	8.0	25	1	2.9	2.9	3.3	3.0	3.0						Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. No significant faults observed. Stems - Sub-dominant.	21/07/2017	28.3	3.0	10-20	C1
Tree T56	1 Crataegus laevigata (Midland Hawthorn)	5.0	20 COM	3	2.9	3.8	3.1	3.2	2.0						Early Mature	Structural condition Fair. Physiological condition Fair. Epicormic growth - Base. Epicormic growth - Crown. Fork - Weak with included bark.	21/07/2017	18.5	2.4	10-20	C1
Tree T57	1 Ilex aquifolium (Holly)	6.0	17	1	3.0	3.0	3.0	3.0	2.0						Early Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Decline - Suspected.	21/07/2017	13.1	2.0	10-20	C1
Tree T58	1 Cerasus avium (Wild Cherry)	15.0	42	1	5.2	4.4	4.5	5.7	5.0						Mature	Structural condition Fair. Physiological condition Fair. High pruned. Small canopy for size. significant site feature but less than 20 years useful life expectancy due to age and species.	21/07/2017	79.8	5.0	10-20	C2
Tree T59	1 Ilex aquifolium (Holly)	7.0	20 COM	4	3.0	3.0	3.0	3.0	2.0						Early Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed. Multi stem at base.	21/07/2017	18.1	2.4	10-20	C1

Stem **green** Estimated value

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

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T60	Pinus sylvestris (Scots Pine)	20.0	40	1	N	NE	E	SE	S	SW	W	NW	4.0		Mature	Structural condition Fair. Physiological condition Good. Significant landscape feature. Good condition, located in raised mound on bank. Level changes destabilise.	06/11/2019	72.4	4.8	20-40	B2
Tree T61	1 Pinus sylvestris (Scots Pine)	19.0	42	1	3.2	2.2	3.0	2.6					4.0		Mature	Structural condition Fair. Physiological condition Good. copy	06/11/2019	79.8	5.0	20-40	B2
Tree T62	1 Ilex aquifolium (Holly)	5.0	12	1	2.0	2.0	2.0	2.0					2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. No significant faults observed.	21/07/2017	6.5	1.4	10-20	C1
Tree T63	1 Padus avium (Bird Cherry)	9.0	36	1	4.1	4.2	4.0	4.7					4.0		Mature	Structural condition Poor. Physiological condition Poor. Bark exudation. Bark wound - Mammal. Decline - Evident / observed. Significant bacterial canker.	21/07/2017	58.6	4.3	0-10	U
Tree T64	1 Cotoneaster microphyllus (Small-leaved Cotoneaster)	5.0	15	1	4.2	3.0	3.0	4.1					3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Epicormic growth - Crown. Epicormic growth - Bole / principal stems. Suppressed crown - Major. Unbalanced crown - Major.	21/07/2017	10.2	1.8	10-20	C1
Tree T65	1 Acer negundo (Box Elder (Ash - Leaved) Maple)	7.0	13	1	3.0	3.0	2.0	1.5					5.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Etiolated narrow canopy.	21/07/2017	7.6	1.6	10-20	C1
Tree T66	1 Prunus domestica (Plum)	6.0	15	1	3.0	3.0	3.0	3.0					4.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Decline - Suspected.	21/07/2017	10.2	1.8	10-20	C1
Tree T67	1 Acer negundo (Box Elder (Ash - Leaved) Maple)	4.0	12	2	1.9	2.5	1.8	1.2					1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	06/11/2019	6.6	1.4	10-20	C1

Stem **green** Estimated value

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

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

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T68	Fagus sylvatica f. purpurea (Purple Beech)	6.0	13	1	N	NE	E	SE	S	SW	W	NW	2.0		Early Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed.	06/11/2019	7.6	1.6	10-20	C1
Tree T69	1 other (Other)	3.0	8 COM	2	1.2	1.0	1.3	1.4					1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	3.3	1.0	10-20	C1
Tree T70	1 Syringa sp. (Lilac sp.)	4.0	13 COM	2	2.1	1.4	1.3	2.2					2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	06/11/2019	8.2	1.6	10-20	C1
Tree T71	1 other (Other)	5.0	11	1	2.1	1.8	2.2	1.4					2.0		Early Mature	Structural condition Fair. Physiological condition Fair. Ornamental, cordate leaves.	21/07/2017	5.5	1.3	10-20	C1
Tree T72	1 Malus sp. (Apple sp.)	2.4	5	1	0.9	1.4	1.6	1.7					1.0		Semi Mature	Structural condition Fair. Physiological condition Fair.	21/07/2017	1.1	0.6	10-20	C1
Tree T73	1 Platanus x hispanica cv. (London Plane cv.)	15.0	80	1	6.4	6.2	8.4	10.2					5.0		Mature	Prominent tree in group. Focal corner location. Crown lifted. Crown break at 3 to 4m. Open tree pit around stem, light paving surface. Levels undulate.	12/12/2019	289.5	9.6	20-40	B2
Tree T74	1 Platanus x hispanica cv. (London Plane cv.)	12.0	47	1	7.0	9.0	5.5	4.3					6.0		Early Mature	Structural condition Fair. Physiological condition Fair. Suppressed crown minor. Eccentric limb growth Southend East. Leaning stem minor.	12/12/2019	99.9	5.6	20-40	C2
Tree T75	1 Platanus x hispanica cv. (London Plane cv.)	11.0	41	1	5.5	7.0	4.7	4.41					6.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Eccentric growth. Suppressed crown - Minor. Unbalanced crown - Minor.	23/05/2019	76.0	4.9	20-40	C1
Tree T76	1 Platanus x hispanica cv. (London Plane cv.)	12.0	51	1	6.75	5.55	8.0	5.15					5.0		Early Mature	Structural condition Fair. Physiological condition Good. Crown lifted. More prominent specimen. Well established.	23/05/2019	117.7	6.1	20-40	B2

Stem **green** Estimated value

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

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T77	1 Platanus x hispanica cv. (London Plane cv.)	14.0	78	1	N	NE	E	SE	S	SW	W	NW	6.0		Mature	Structural condition Good. Physiological condition Good. Prominent focal tree.	23/05/2019	275.2	9.4	20-40	B1
Tree T78	1 Platanus x hispanica cv. (London Plane cv.)	11.0	37	1		6.6		5.2		5.7		5.7	5.0		Early Mature	Structural condition Good. Physiological condition Good. Open grown development potential.	23/05/2019	61.9	4.4	20-40	B1
Tree T79	1 Platanus x hispanica cv. (London Plane cv.)	14.0	65	1		9.5		8.3		6.2		8.0	5.0		Early Mature	Structural condition Fair. Physiological condition Good. Prominent final tree.	09/01/2020	191.1	7.8	20-40	B1
Tree T80	1 Platanus x hispanica cv. (London Plane cv.)	13.0	55	1		6.0		6.6		5.7		8.0	6.0		Early Mature	Structural condition Fair. Physiological condition Good.	12/12/2019	136.8	6.6	20-40	B2
Tree T81	1 Platanus x hispanica cv. (London Plane cv.)	22.0	90	1		6.0		7.26		8.8		7.6	6.0		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. High canopy, compact structural form, focal location.	12/12/2019	366.4	10.8	20-40	B2
Tree T82	1 Platanus x hispanica cv. (London Plane cv.)	22.0	105	1		8.5		8.0		8.0		7.0	7.0		Mature	Structural condition Good. Physiological condition Good. Extensive buttress development.	23/05/2019	498.8	12.6	40+	A2
Tree T83	1 Platanus x hispanica cv. (London Plane cv.)	23.0	96	1		8.0		11.0		8.30		3.0	6.0		Mature	Structural condition Good. Physiological condition Good. Competition - Adjacent trees. Eccentric growth. Unbalanced crown - Minor.	23/05/2019	416.9	11.5	40+	A1
Tree T84	1 Platanus x hispanica cv. (London Plane cv.)	22.0	90	1		9.6		12.0		8.0		7.5	5.0		Mature	Structural condition Good. Physiological condition Good. Form - Good crown structure. Prominent tree focal corner position.	12/12/2019	366.4	10.8	40+	A1
Tree T85	1 Crataegus monogyna (Common Hawthorn/Quick/May)	5.0	23	1		4.0		4.0		4.0		2.0	2.0		Mature	Structural condition Fair. Physiological condition Fair.	27/04/2020	23.9	2.8	10-20	C1

Stem **green** Estimated value

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T86	Platanus x hispanica cv. (London Plane cv.)	22.0	105	1	N	NE	E	SE	S	SW	W	NW	5.0		Mature	Structural condition Good. Physiological condition Good. Fork - Suspected structurally sound. Reaction wood / Adaptive growth - Stem / stems. Stems - Co-dominant.	12/12/2019	498.8	12.6	40+	A2
Tree T87	1 Platanus x hispanica cv. (London Plane cv.)	22.0	85	1		10.0		9.6		5.0		7.0	5.0		Mature	Structural condition Fair. Physiological condition Fair.	12/12/2019	326.9	10.2	20-40	B2
Tree T88	1 Platanus x hispanica cv. (London Plane cv.)	21.0	138	1	18.0		11.9		12.7		5.0		7.0		Mature	Structural condition Fair. Physiological condition Good. DBH taken below waist. Suppressed from. Genetic odd buttress development. Forks in canopy structurally sound.	12/12/2019	706.9	15.0	20-40	B1
Tree T89	1 Platanus x hispanica cv. (London Plane cv.)	25.0	130	1		18.7		15.0		7.0		11.0	9.0		Mature	Structural condition Good. Physiological condition Good.	27/04/2020	706.9	15.0	40+	A1
Tree T90	1 Platanus x hispanica cv. (London Plane cv.)	23.0	98	1		7.3		12.0		7.8		8.7	7.0		Mature	Structural condition Good. Physiological condition Good.	23/05/2019	434.5	11.8	40+	A2
Tree T91	1 Platanus x hispanica cv. (London Plane cv.)	22.0	93	1		9.44		8.0		5.0		5.5	7.0		Mature	Structural condition Fair. Physiological condition Fair. Die-back - Upper crown.	23/05/2019	391.3	11.2	20-40	B2
Tree T92	1 Prunus sp. (Cherry sp.)	6.0	16	1		2.5		2.5		2.5		2.5	3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	27/04/2020	11.6	1.9	10-20	C2
Tree T93	1 Platanus x hispanica cv. (London Plane cv.)	22.0	120	1		8.0		5.0		5.7		5.5	9.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Suppressed crown - Minor. Crown reductions towards building.	27/04/2020	651.4	14.4	20-40	B2
Tree T94	1 Ilex aquifolium (Holly)	3.0	9	1	1.0		1.0		1.0		1.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Topped at 2m.	23/05/2019	3.7	1.1	10-20	C2

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170714 - Cundy Street Flats

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 ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T95	1 Prunus sp. (Cherry sp.)	5.0	9	1	N	NE	E	SE	S	SW	W	NW	3.0		Early Mature	Structural condition Fair. Physiological condition Fair.	27/04/2020	3.7	1.1	10-20	C2
Tree T96	1 Eucalyptus sp. (Eucalyptus Tree)	6.0	21	1		3.0		1.0		1.5		3.0	3.0		Early Mature	Structural condition Poor. Physiological condition Fair. Suppressed crown - Major.	04/02/2020	20.0	2.5	10-20	C2
Tree T97	1 Platanus x hispanica cv. (London Plane cv.)	22.0	136	1		11.6		11.5		7.0		6.5	6.0		Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Minor. Unbalanced crown - Minor.	12/12/2019	706.9	15.0	40+	B2
Tree T98	1 Platanus x hispanica cv. (London Plane cv.)	22.0	132	1		9.0		10.0		13.0		12.5	7.0		Mature	Structural condition Good. Physiological condition Good.	23/05/2019	706.9	15.0	40+	A1
Tree T99	1 Alnus cordata (Italian Alder)	20.0	50	1	5.0		5.0		5.0		5.0		2.0		Mature	Structural condition Fair. Physiological condition Good.	06/11/2019	113.1	6.0	20-40	B2

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Summary table with retention category

	Shrub	Tree	Total
A1	0	4	4
A2	0	3	3
B1	0	8	8
B2	0	18	18
C1	1	53	54
C2	0	8	8
U	0	3	3
Total	1	97	98

Summary table with life stage

	Shrub	Tree	Total
Early Mature	0	39	39
Mature	0	35	35
Semi Mature	1	22	23
Young	0	1	1
Total	1	97	98

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U 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">* 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)* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline* 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 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				
Category A Trees of high quality 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
Category B Trees of moderate quality 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
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 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

170714-PD-12 - Planning Tree Works Schedule

Cundy Street/Coles Hill, South belgravia London

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T1	1 <i>Acer platanoides</i> Norway Maple	B2	To facilitate development Fell - Ground level.	Proposed
T2	1 <i>Acer platanoides</i> Norway Maple	B2	To facilitate development Fell - Ground level.	Proposed
T3	1 <i>Acer griseum</i> Paperbark Maple	C1	To facilitate development Fell - Ground level.	Proposed
T4	1 <i>Cerasus avium</i> Wild Cherry	C1	To facilitate development Fell - Ground level.	Proposed
T6	1 <i>Pyrus calleryana</i> 'Chanticleer' Ornamental Pear	C1	To facilitate development Fell - Ground level.	Proposed
T7	1 <i>Acer platanoides</i> 'Crimson King' Red Norway Maple	B2	To facilitate development Fell - Ground level.	Proposed
T8	1 <i>Laurocerasus lusitanica</i> Portugal Laurel	C1	To facilitate development Fell - Ground level.	Proposed
T9	1 <i>Malus x soulardii</i> Crab Apple	C1	To facilitate development Fell - Ground level.	Proposed
T10	1 <i>Washingtonia</i> sp.	C1	To facilitate development Fell - Ground level.	Proposed
T11	1 <i>Olea europaea</i> Olive	C1	To facilitate development Fell - Ground level.	Proposed
T12	1 <i>Mespilus germanica</i> Medlar	C1	To facilitate development Fell - Ground level.	Proposed
T13	1 <i>Cydonia oblonga</i> Quince sp.	C1	To facilitate development Fell - Ground level.	Proposed
S14	1 <i>Elaeagnus commutata</i> Silver Berry	C1	To facilitate development Fell - Ground level.	Proposed
T15	1 <i>Acer pseudoplatanus</i> 'Atropurpureum' Sycamore cv.	B2	To facilitate development Fell - Ground level.	Proposed
T16	1 <i>Cotinus obovatus</i> America Smoke Tree	C1	To facilitate development Fell - Ground level.	Proposed
T17	1 <i>Fraxinus angustifolia</i> Narrow Leaved Ash	B1	To facilitate development Fell - Ground level.	Proposed
T18	1 <i>Quercus ilex</i> Holm Oak	C1	To facilitate development Fell - Ground level.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T19	1 <i>Quercus ilex</i> Holm Oak	C1	To facilitate development Fell - Ground level.	Proposed
T20	1 <i>Quercus ilex</i> Holm Oak	U	To facilitate development Fell - Ground level.	Proposed
T21	1 <i>Laurus nobilis</i> Bay/Bay Laurel/Poets Laurel	C1	To facilitate development Fell - Ground level.	Proposed
T22	1 <i>Laurus nobilis</i> Bay/Bay Laurel/Poets Laurel	C1	To facilitate development Fell - Ground level.	Proposed
T23	1 <i>Cornus mas</i> Cornelian Cherry	C1	To facilitate development Fell - Ground level.	Proposed
T24	1 <i>Olea europaea</i> Olive	U	To facilitate development Fell - Ground level.	Proposed
T25	1 <i>Parrotia persica</i> Persian Ironwood	C1	To facilitate development Fell - Ground level.	Proposed
T26	1 <i>Olea europaea</i> Olive	C1	To facilitate development Fell - Ground level.	Proposed
T27	1 <i>Olea europaea</i> Olive	C1	To facilitate development Fell - Ground level.	Proposed
T28	1 <i>Padus avium</i> Bird Cherry	C2	To facilitate development Fell - Ground level.	Proposed
T29	1 <i>Cotoneaster microphyllus</i> Small-leaved Cotoneaster	C1	To facilitate development Fell - Ground level.	Proposed
T30	1 <i>Euonymus sp.</i> Spindle	C1	To facilitate development Fell - Ground level.	Proposed
T31	1 <i>Platanus x hispanica cv.</i> London Plane cv.	B1	To facilitate development Fell - Ground level.	Proposed
T32	1 <i>other</i> Other	C1	To facilitate development Fell - Ground level.	Proposed
T33	1 <i>other</i> Other	C1	To facilitate development Fell - Ground level.	Proposed
T34	1 <i>Prunus sp.</i> Cherry sp.	C1	To facilitate development Fell - Ground level.	Proposed
T35	1 <i>Cotinus obovatus</i> America Smoke Tree	C1	To facilitate development Fell - Ground level.	Proposed
T36	1 <i>Crataegus laevigata</i> Midland Hawthorn	C1	To facilitate development Fell - Ground level.	Proposed
T37	1 <i>Acer palmatum</i> 'Atropurpureum' Smooth Japanese Maple cv.	C1	To facilitate development Fell - Ground level.	Proposed
T38	1 <i>Crataegus laevigata</i> Midland Hawthorn	C1	To facilitate development Fell - Ground level.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T39	1 <i>Cotinus obovatus</i> America Smoke Tree	C1	To facilitate development Fell - Ground level.	Proposed
T40	1 <i>Crataegus laevigata</i> Midland Hawthorn	C1	To facilitate development Fell - Ground level.	Proposed
T41	1 <i>Quercus ilex</i> Holm Oak	C1	To facilitate development Fell - Ground level.	Proposed
T42	1 <i>Prunus domestica</i> 'Elena'	C1	To facilitate development Fell - Ground level.	Proposed
T43	1 <i>Malus</i> sp. Apple sp.	C1	To facilitate development Fell - Ground level.	Proposed
T44	1 <i>Paulownia tomentosa</i> Foxglove Tree	B1	To facilitate development Fell - Ground level.	Proposed
T45	1 <i>Laurus nobilis</i> Bay/Bay Laurel/Poets Laurel	C1	To facilitate development Fell - Ground level.	Proposed
T46	1 <i>Laurocerasus lusitanica</i> Portugal Laurel	C1	To facilitate development Fell - Ground level.	Proposed
T47	1 <i>Acer platanoides</i> 'Crimson King' Red Norway Maple	C2	To facilitate development Fell - Ground level.	Proposed
T48	1 <i>Catalpa bignonioides</i> Indian Bean Tree	B1	To facilitate development Fell - Ground level.	Proposed
T49	1 <i>Prunus cerasifera</i> Cherry Plum (Myrobalan)	C1	To facilitate development Fell - Ground level.	Proposed
T50	1 <i>Quercus cerris</i> Turkey Oak	B2	To facilitate development Fell - Ground level.	Proposed
T51	1 <i>Quercus cerris</i> Turkey Oak	B2	To facilitate development Fell - Ground level.	Proposed
T52	1 <i>Acer platanoides</i> Norway Maple	B2	To facilitate development Fell - Ground level.	Proposed
T53	1 <i>Cercis siliquastrum</i> Judas Tree	C1	To facilitate development Fell - Ground level.	Proposed
T54	1 <i>Ilex aquifolium</i> Holly	C1	To facilitate development Fell - Ground level.	Proposed
T55	1 <i>Ilex aquifolium</i> Holly	C1	To facilitate development Fell - Ground level.	Proposed
T56	1 <i>Crataegus laevigata</i> Midland Hawthorn	C1	To facilitate development Fell - Ground level.	Proposed
T57	1 <i>Ilex aquifolium</i> Holly	C1	To facilitate development Fell - Ground level.	Proposed
T58	1 <i>Cerasus avium</i> Wild Cherry	C2	To facilitate development Fell - Ground level.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T59	1 <i>Ilex aquifolium</i> Holly	C1	To facilitate development Fell - Ground level.	Proposed
T62	1 <i>Ilex aquifolium</i> Holly	C1	To facilitate development Fell - Ground level.	Proposed
T63	1 <i>Padus avium</i> Bird Cherry	U	To facilitate development Fell - Ground level.	Proposed
T64	1 <i>Cotoneaster microphyllus</i> Small-leaved Cotoneaster	C1	To facilitate development Fell - Ground level.	Proposed
T65	1 <i>Acer negundo</i> Box Elder (Ash - Leaved) Maple	C1	To facilitate development Fell - Ground level.	Proposed
T66	1 <i>Prunus domestica</i> Plum	C1	To facilitate development Fell - Ground level.	Proposed
T67	1 <i>Acer negundo</i> Box Elder (Ash - Leaved) Maple	C1	To facilitate development Fell - Ground level.	Proposed
T68	1 <i>Fagus sylvatica f. purpurea</i> Purple Beech	C1	To facilitate development Fell - Ground level.	Proposed
T69	1 <i>other</i> Other	C1	To facilitate development Fell - Ground level.	Proposed
T70	1 <i>Syringa sp.</i> Lilac sp.	C1	To facilitate development Fell - Ground level.	Proposed
T71	1 <i>other</i> Other	C1	To facilitate development Fell - Ground level.	Proposed
T72	1 <i>Malus sp.</i> Apple sp.	C1	To facilitate development Fell - Ground level.	Proposed
T73	1 <i>Platanus x hispanica cv.</i> London Plane cv.	B2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1m.	Proposed
T74	1 <i>Platanus x hispanica cv.</i> London Plane cv.	C2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1m.	Proposed
T79	1 <i>Platanus x hispanica cv.</i> London Plane cv.	B1	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1m.	Proposed
T80	1 <i>Platanus x hispanica cv.</i> London Plane cv.	B2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1m.	Proposed
T81	1 <i>Platanus x hispanica cv.</i> London Plane cv.	B2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1.5m	Proposed
T84	1 <i>Platanus x hispanica cv.</i> London Plane cv.	A1	Landscape improvement Lift low canopy - Specified extent. Raise all hanging pendulous tips by 1.5 - 2m to achieve 7m crown clearance.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T85	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May	C1	Landscape improvement Fell - Ground level.	Proposed
			Landscape improvement Fell - Ground level.	Proposed
T86	1 <i>Platanus x hispanica</i> cv. London Plane cv.	A2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1.5m	Proposed
T87	1 <i>Platanus x hispanica</i> cv. London Plane cv.	B2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1.5m	Proposed
T88	1 <i>Platanus x hispanica</i> cv. London Plane cv.	B1	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1.5m	Proposed
			Landscape improvement Reduce crown by - Specified extent. Reduce the branch tips of extended limbs by 1 - 1.5m over lawn dependent on suitable growth points.	Proposed
T89	1 <i>Platanus x hispanica</i> cv. London Plane cv.	A1	Landscape improvement Reduce crown by - Specified extent. Reduce the branch tips of extended limbs by 1 - 1.5m over lawn dependent on suitable growth points.	Proposed
			Good arboricultural practice Management objective. Remove pendulous branch at junction at 10m NNE	Proposed
			Good arboricultural practice Management objective. Remove pendulous branch at junction at 10m NE	Proposed
T92	1 <i>Prunus</i> sp. Cherry sp.	C2	Landscape improvement Fell - Ground level.	Proposed
T94	1 <i>Ilex aquifolium</i> Holly	C2	Landscape improvement Fell - Ground level.	Proposed
T95	1 <i>Prunus</i> sp. Cherry sp.	C2	Landscape improvement Fell - Ground level.	Proposed
T96	1 <i>Eucalyptus</i> sp. Eucalyptus Tree	C2	Landscape improvement Fell - Ground level.	Proposed
T97	1 <i>Platanus x hispanica</i> cv. London Plane cv.	B2	Landscape improvement Lift low canopy - Specified extent. Lift pendulous branch tips by 1.5m	Proposed

Tree work analysis (trees and trees in groups)

	Good arboricultural practice	Landscape improvement	To facilitate development	Total
Fell - Ground level	0	6	69	75
Lift low canopy - Specified extent	0	10	0	10
Management objective	2	0	0	2
Reduce crown by - Specified extent	0	2	0	2
Total	2	18	69	89



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