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**Arboricultural &**  
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**Consultants**

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15<sup>th</sup> August 2019

Dear Mr Hales,

**Arboricultural appraisal 180 High Street, Tonbridge, Kent**

I write with regard to your recent request to provide Arboricultural appraisal of one tree to the front garden area of the former Warners' building at 180 High Street, Tonbridge, Kent. This follows previous arboricultural survey to support application 12/01744/FL and 12/01745/CA for which permission was granted for the construction of twelve new one and two bedroom apartments, parking and landscaping. Those permissions were renewed under application 15/01914/FL.

The site was re-inspected on 30<sup>th</sup> July 2019.

The subject tree, T1, is a Magnolia believed to be *Magnolia grandiflora* situated to the right hand boundary when facing the property and growing tight to the common brick boundary wall and is causing deflection but no obvious cracking to the wall. This flexibility is likely due to the presence of lime mortar to the brickwork. The tree is mature and stands to approximately 10.5 metres in height, with a crown spread of 3.5N, 6.0S, 6.4E and 5.0W to the respective cardinal points and is in fair condition. I have graded the tree B with a estimated remaining contribution of 20-40 years. There is moderate deadwood and branch stubs through the crown, with general asymmetry to the south. The crown clearance is 1.0 metres from ground level with four stems arising from ground. I would class two of the stems as dominant with two sub stems. All four stem diameters have however been included in the survey for the purposes of calculating the root protection area. This provides a recommended root protection area of 7.5 metres radius from the centre of the tree.

The existing structure of the building falls within this distance at approximately 5.4 metres from the tree to the front façade. The light well to the cellar also fall within this distance at approximately 4.8 metres from the tree. This existing construction sets the construction exclusion zone in this direction and this has been marked by the dark blue line on the attached constraints plan. It is important to ensure the removal of the existing subterranean structure should be from the footprint of the existing main building and be undertaken with extreme caution. The project Arboriculturalist should be available to monitor this process in case roots are encountered.

The protective barrier position allows 1.5 metres around the proposed building profile for a scaffold framework during construction. The scaffold framework could be grounded within the fenced off area around T1 subject to suitable ground protection detail.

Due to the existing incursion into the Root Protection Area I am proposing to increase the construction exclusion zone in the other direction and this has been indicated on the attached plan.

The exclusion zone is to be fully respected during the construction phase with no storage of materials or movement of plant. It is understood that the existing building would be demolished from the west and no materials would be taken past the tree and that no access for plant would be required within the front garden.

The future provision of services to the new building should also be considered with due respect to the exclusion zone. There is adequate width for a service strip between the proposed footprint and the High Street should this be required.

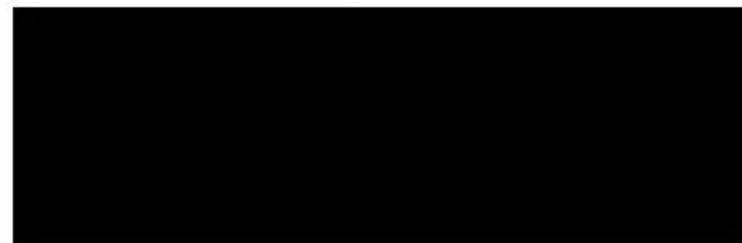
Provided the above recommendations are complied with and the protective barrier is erected prior to any works on site, including demolition, then the retention of the Magnolia is viable and it will continue to provide benefit to the future use of the site.

The detail of this report and association with the new application remains in line with that of the previously consented scheme. It is noted that the new application will be reduced approximately 1.0 metre further south from the previous consent but that the front facade will remain in the same position as that approved.

There is, therefore, no material change in relation to the Magnolia under this application from that previously consented.

Should you require any further information at this time then please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of Ben Larkham.

Ben Larkham  
Director  
Ben Larkham Associates Ltd