

Paddington Green Police Station
2 – 4 Harrow Road, London, W2 1XJ

Arboricultural Report

tree:fabrik

April 2021

Berkeley
Designed for life

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1.0 EXECUTIVE SUMMARY

- 1.1 This report provides an assessment of the potential impact of proposed development on relevant off-site trees. This analysis is based on “British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’ (“BS 5837 (2012)”).
- 1.2 This report has been prepared to support a detailed planning application for; *demolition and redevelopment of the site to provide three buildings, providing private and affordable residential units (Class C3), commercial uses (Class E), flexible community/affordable workspace (Class E/F.1), provision of private and public amenity space, landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing and disabled car and cycle parking, connecting through to the basement of the neighbouring West End Gate development.*
- 1.3 The northern half of Newcastle Place, which lies within the red line boundary, is located within Paddington Green Conservation Area. The remaining area of the site lies outside of the Conservation Area.
- 1.4 No trees are located within the site. Trees are however located off-site within the adopted highway within influence of the proposed development. These trees are the responsibility of Westminster City Council and Transport for London.
- 1.5 A total of 7 individual trees were assessed within the survey schedule including 2 category ‘A’ trees (high quality), 3 category ‘B’ trees (moderate quality), 2 category ‘C’ trees (low quality) in accordance with British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’.
- 1.6 Of these trees, 2 individual trees assessed as category ‘C’ (low quality) have been identified for removal to facilitate enhancement of the public realm.
- 1.7 The remaining 5 trees identified for retention can be adequately protected during construction in accordance with BS5837 (2012) and the inherent design successfully integrates retained trees within the proposed layout.
- 1.8 Provision for 79 new large, medium and multi-stemmed trees at ground level with a further 42 small trees at podium and roof level is made as part of a comprehensive landscape strategy. This will result in a net public gain in the distribution of tree cover and introduce resilience into the tree stock.

2.0 INTRODUCTION

- 2.1 This report is submitted on behalf of Berkeley Homes (Central London) Ltd in support of a planning submission for; *demolition and redevelopment of the site to provide three buildings, providing private and affordable residential units (Class C3), commercial uses (Class E), flexible community/affordable workspace (Class E/F.1), provision of private and public amenity space, landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing and disabled car and cycle parking, connecting through to the basement of the neighbouring West End Gate development.* at Paddington Green Police Station, 4 Harrow Road, London W2 1XJ.
- 2.2 The land subject to this application is referred to as ‘the site’ hereon in throughout this report.

3.0 PURPOSE OF REPORT

- 3.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider urban landscape. The analysis is based on British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction - recommendations’ (BS 5837 (2012)).
- 3.2 The impact assessment is informed by a Tree Survey prepared by *tree:fabrik* in September 2020. The tree survey was carried out in accordance with BS 5837 (2012) and provided an informed approach to tree retention and protection as part of the feasibility and design process.
- 3.3 The Tree Survey Reference Plan [TF1166/TS/100] (the “Tree Survey Plan”) at Appendix 1, was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees, their quality and condition.
- 3.4 This enables a review of the arboricultural impact by Westminster City Council (WCC) in context of other material considerations, site constraints and opportunities submitted in support of the planning application and a basis for issuing a grant of planning permission.

4.0 SITE DESCRIPTION

- 4.1 The site is located to the north of Harrow Road and is occupied by a multi-storey building with associated underground parking and hard surfacing.
- 4.2 The site is bound to the north by Newcastle Place with Edgware Road, Harrow Road and Paddington Green forming the east, south and west boundaries respectively.
- 4.3 Vehicle access is off Newcastle Place with the principal pedestrian access to the south east of the site at the junction of Edgware Road and Harrow Road. The site itself is relatively flat with the building occupying the majority of the site and hard surfacing to the site extents.
- 4.4 Within the local landscape, the principal arboricultural features are formed by the mature London Plane within the adopted highway to the northeast and southwest of the site and trees located within Paddington Green directly to the west. Elsewhere, trees are limited to occasional street trees set within the adopted highway and amenity areas to residential flats to the north west.

5.0 STATUTORY DESIGNATIONS

- 5.1 The northern half of Newcastle Place, which lies within the red line boundary, is located within Paddington Green Conservation Area. The remaining area of the site lies outside of the Conservation Area.
- 5.2 No trees are located within the site, however, street trees are located within Harrow Road and Edgware Road. Trees located within Edgware Road to the east of the site are the responsibility of Transport for London (TFL). Trees located within Harrow Road are the responsibility of WCC and form a material consideration.
- 5.3 The statutory designation of trees may change and it is therefore recommended that the statutory designation of trees be confirmed with WCC prior to carrying out tree works. All tree works must be carried out by a competent person experienced in arboriculture and in accordance with British Standards 3998 (2010) Recommendations for tree work.
- 5.4 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.

6.0 TREE STOCK

- 6.1 No trees are located within the ownership boundary, however, street trees are located within the adopted highway to the east, south and southwest of the site. These trees have therefore been included within this assessment as they have potential to influence the site and site logistics during development.
- 6.2 A copy of the limitations, methodology, tree survey schedule and tree survey reference plan [TF1166/TS/100] form Appendix 1. Root protection area (RPA) calculations form Appendix 2 and a photographic record of the general tree stock forms Appendix 3.
- 6.3 The assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012).
- 6.4 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological and structural condition and a category code.
- 6.5 At the time of the site visit, 1 additional individual tree was included within the site assessment. The additional tree was omitted from the land survey but has been included within this assessment as the tree has potential to influence the site. The additional trees is referenced as T1. Whilst care has been taken to position the tree location on the drawing the tree should be accurately re-surveyed and plotted if considered appropriate. The tree position does not however, affect the conclusions within this report.
- 6.6 A total of 7 individual trees were assessed within the survey schedule including 2 category 'A' trees (High quality), 3 category 'B' trees (Moderate quality), 2 category 'C' trees (Low quality) in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 6.7 In general, trees within the footway are of a mixed age range and are of varying health and condition being largely influenced by their root environment and proximity to buildings and/or highway.
- 6.8 The principal arboricultural features are formed by the two London Plane (T1 & T7) located to the southwest of the site at the junction of Harrow Road and Paddington Green and to the northeast within Edgware Road. Both trees are early mature and form

prominent features within the street scene. As such, these trees have been assessed as 'A' category (high quality).

- 6.9 Of these trees, London Plane (T1) is located within a small traffic island. Whilst the island is likely to constrain the trees roots to some extent it is considered that the roots, being opportunistic, are likely to extend beyond the island particularly within Paddington Green (road). Further, tarmac surfacing within the confines of the island that surrounds the trunk is distorted, typically indicating surface rooting. The tree supports a full crown with some pruning wounds following removal or shortening of lower branches to accommodate clearance to the highway.
- 6.10 London Plane (T7) is located within the footway adjacent to Edgware Road. This tree is slightly inclined to the east, and supports a full crown with past evidence of crown reduction of lower and mid crown branches. The tree is located approximately 1.5m to the east of an existing single storey substation building with Edgware Road and Newcastle Place to the east and north respectively.
- 6.11 Whilst Edgware Road is likely to form a physical constraint on the tree roots, without further investigation, it is considered that the tree's deeper root system is likely to extend, albeit in a limited form, beneath Newcastle Place and the single storey building to some extent.
- 6.12 Within the footway, visual evidence of distortion of the paving in close proximity to the London Plane was limited, however, it was noted that the paving has been re-laid using diagonal cuts to reconcile changes in levels and the tree is visually at a slightly raised level to the surrounding paving. It is therefore assumed that the ground beneath the tree may also be constrained to some extent ie. foundations and surface roots are likely to be present within the upper surface below the paving.
- 6.13 To the south of the site, Lime (T2 & T3) are located either side of a bus stop. These trees are of fair health with future potential to mature and contribute positively to the street scene. Planted directly adjacent to the kerbside and bus stop, both trees display crown reduction to provide clearance to the building and the operational bus route. These trees are therefore assessed as 'B' category (moderate quality).
- 6.14 Further to the east, along Harrow Road, three Turkish Hazel are located within a paved area to the frontage of the building. Of these trees, T4 is of fair health and condition and has future potential to contribute further to the street scene in the future. This tree is therefore assessed as 'B' category (moderate quality).

- 6.15 Trees T5 & T6 display low vitality and are of poor quality and structural form. This is likely to be due to poor stock and root environment. The trees have therefore been assessed as 'C' category (low quality) accordingly.
- 6.16 For detailed assessment of each individual tree please refer to the tree survey schedule (Appendix 1).

7.0 ARBORICULTURAL IMPACT ASSESSMENT

7.1 Summary

- 7.1.1 A tree survey was undertaken in accordance with current national standards, in particular the guidelines set out within BS 5837 (2012).
- 7.1.2 The Tree Survey Plan has allowed the layout to be developed with full consideration of the existing trees.
- 7.1.3 The proposed development seeks to complete the West End Gate masterplan and regenerate this part of Edgware Road with a high quality residential-led mixed use development. This is achieved through providing active frontages on Edgware Road and Harrow Road together with green space, an improved public realm and townscape.
- 7.1.4 All 'A' and 'B' category trees are retained within the proposed development.
- 7.1.5 Whilst the proposed development will result in the indirect loss of two Turkish Hazel. The two trees are of poor quality and structural form and assessed as 'C' category (low quality) accordingly. The loss would not therefore have a detrimental impact on the appearance of the local street scene.
- 7.1.6 A comprehensive landscape strategy makes provision for new tree planting including 79 large, medium and multi-stemmed trees at ground level with a further 42 small trees at podium and roof level. This will contribute positively in greening of the local landscape and enhance the urban street scene.

7.2 General

- 7.2.1 The principal arboricultural features, including those trees located within the footway have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, *BS 5837 (2012) Section 5 – Proposals: conception and design*.
- 7.2.2 The proposal seeks to minimise the impact of development on adjacent trees through the inherent design and the proposed layout provides a sustainable relationship between retained trees and the proposed building.
- 7.2.3 The potential impacts, both direct and indirect are illustrated within the Tree Removal & Arboricultural Impact Assessment Plan [TF1166/AIA/200] at Appendix 4.

7.3 Tree Retention and Removal

- 7.3.1 The principal arboricultural features are retained within the proposed development. This includes the London Plane (T1 & T7) assessed as 'A' category, Lime (T2 & T3) and Hazel (T4) assessed as category 'B' trees.
- 7.3.2 Two trees are identified for removal – Turkish Hazel (T5 & T6). Whilst the removal of these trees is not required to directly facilitate development, the trees are to be removed as part of enhancement within the public realm and provision is made for their direct replacement. Both trees are of poor quality and structural form with a poor root environment and are of domestic scale with limited future potential to mature. As such, the trees are assessed as 'C' category.

7.4 Proposed Building and Hard Surfacing

- 7.4.1 The proposed basement and building structure above ground level are located outside of the RPA (adjusted) and crown spread of adjacent trees.
- 7.4.2 To the northeast of the site, the existing single storey substation building is to be demolished. The building is currently located within the crown spread and root protection area (adjusted) of London Plane (T7). Removal of this building will enhance the trees prominence within the street scene and future root environment.
- 7.4.3 During demolition of the single storey building, precautionary measures will be adopted to minimise damage or disturbance to the trees crown or roots that maybe present directly beneath the foundations. Demolition will therefore be carried out using a 'top down pull back' methodology within the buildings footprint. The slab and foundation will

then be removed using appropriate machinery under arboricultural monitoring to ensure that roots are not damaged or disturbed.

- 7.4.4 Elsewhere, demolition of the main site will be monitored to ensure build up of toxic dust (concrete) is avoided on adjacent trees when in leaf. Where this occurs, appropriate measures will be taken to wash down the tree crowns to minimise damage.
- 7.4.5 As part of the proposed wider landscape strategy, highway improvements are proposed including re-paving and extension of the existing tree station of London Plane (T7) to form a planting bed. As previously discussed within paragraph 6.12 above, surface rooting is likely to be present below the paving and where paving is to be re-layed, precautionary measures should be adopted to minimise damage to surface roots. Where feasible roots will be retained, however, where roots <25mm require pruning, all pruning will be carried out using sharp secateurs to provide a clean cut and the area around the root will be packed with sharp sand prior to re-laying of the paving. Subject to construction to adoptable standards, paving within the RPA of retained trees should be of porous construction to promote gaseous exchange and allow moisture to the soils.
- 7.4.6 To the east of the site, the existing access to the subway has been closed and the slipway will be infilled and used by TFL as part of their Sustainable Urban Drainage (SUD) scheme to provide new opportunities for tree planting as part of the comprehensive landscape strategy.

7.5 Drainage and Utilities

- 7.5.1 We do not have site of proposed detailed drainage and utility runs, however, given the existing site use incoming and out-going services can be accommodated without an adverse impact on the health or stability of retained trees. New drainage, services and utilities, if required, will be directed away from the RPA of retained trees. Where connection to an existing supply is required within the RPA, all works will be carried out in accordance with National Joint Utility Guidelines Vol. 4 issue 2 Nov' 07 and under arboricultural supervision.

7.6 Tree Management and Pruning

- 7.6.1 The proposed building is located outside of the crown extents of adjacent trees. However, as discussed above, an existing single storey building is located within the crown spread of London Plane (T7). The crown will therefore be subject to tip reduction of lateral branches extending over the building to avoid accidental damage during

demolition and maintain future clearance to the proposed building. The tree displays previous reduction of lateral branches and the works are minor and would not therefore have an adverse impact on the trees health or visual amenity within the street scene.

7.6.2 To the south the site, Lime (T2 & T3) will be pruned prior to development in order to provide adequate working space during demolition and clearance to the highway. These trees have been previously subject to cyclical pruning to maintain clearance to the existing building and highway.

7.6.3 It is also recommended that the statutory clearance of London Plane (T1) be maintained to avoid accidental contact from construction traffic within Paddington Green.

7.6.4 The proposed works are currently carried out as part of continued highway maintenance regardless of proposed development and subject to tree work being carried out in accordance with BS3998 'Tree work – Recommendations' (2010) by an experienced and qualified tree contractor, the proposed tree works would not have an adverse impact on the trees health or visual amenity.

7.7 Tree Protection

7.7.1 Trees located within the site and off-site can be adequately protected in accordance with BS 5837 (2012) as discussed within this report.

7.7.2 A suitable vehicle to deliver appropriate protection of retained trees during future demolition and construction would be through a site-specific Tree Protection Plan and detailed Arboricultural Method Statement in accordance with BS5837 (2012). The primary purpose of the Arboricultural Method Statement is to aid the preservation of retained trees through setting out the appropriate working practices, construction techniques and tree protection measures that are to be adopted when construction is undertaken in close the proximity to trees. The contents of this Method Statement are to be based upon documents submitted in respect of the *Approved Plans*, technical construction drawings, tree protection measures recommended in British Standards 5837 (2012) and current good practice.

7.7.3 In particular, provision must be made for, but not exclusively, the following;

- Schedule of Tree Works and agreement with WCC and TFL as appropriate
- Location and specification for protective barriers
- Details of site set-up, welfare, construction access and storage of materials

- Details of proposed site levels, drainage and utility runs.
- Construction methodology within the RPA for;
 - Demolition of single storey building, slab and foundation (London Plane T7)
 - Details of tree stations and edge restraints
 - Removal of existing paving/hard surfacing and re-instatement with paving
- Site monitoring of tree protection and precautionary measures

8.0 LANDSCAPE MITIGATION

- 8.1 A comprehensive landscape strategy is proposed as part of the inherent design. The landscape strategy introduces amenity and recreational spaces, pedestrian linkages and natural elements into the site extending the character of the adjacent open spaces.
- 8.2 New tree planting is proposed with 79 new large, medium and multi-stemmed trees at ground level with a further 42 small trees at podium and roof level. This will significantly increase the distribution of trees within the site and introduce resilience of the future tree stock.
- 8.3 As part of the landscape strategy, the existing subway access adjacent to Edgware Road is to be infilled providing the opportunity to establish a new linear row of London Plane within the footway in line with collaboration with TFL on their SUD scheme. These trees will form a continuation to the linear row already planted within the wider West End Gate development and, set at a distance from other buildings, have potential crown space to attain full maturity.
- 8.4 Similarly, within Harrow Road, an upright form of Small Leaf Lime has been selected to provide a new linear row of street trees and reduce future maintenance. Whilst the location of these trees will be subject to further investigation to establish underground services, the additional trees will form a positive contribution to greening of the street scene.
- 8.5 During hard and soft landscape operations precautionary measures must be adopted to ensure that root disturbance does not occur within the RPA of retained trees. In particular, precautionary measures must be observed during removal of hard surfacing and ground preparation within the RPA of retained trees.

8.6 For details of landscape proposals please refer to Chapter 6: Landscape Design prepared by Murdoch Wickham within the Design and Access Statement submitted under separate cover.

9.0 CONCLUSION

9.1 No trees are located within the site. The proposal retains the principal arboricultural features within influence of the site and retained trees can be successfully integrated within the proposed development.

9.2 The proposed development minimises negative impacts of construction through the inherent design and where the impacts cannot be mitigated, it is demonstrated that precautionary measures can be adopted. The proposal would not therefore have an adverse impact on the health or amenity of trees.

9.3 Two trees will be removed to facilitate the proposed enhancements within the public realm. These trees are of poor quality and of domestic scale and provision is made for their direct replacement within the landscape strategy.

9.4 Soft ground and significant new tree planting over and above the existing development is proposed within the inherent design and as illustrated within the landscape strategy. This will contribute positively in greening the local landscape and increases the distribution of trees within the site resulting a public net gain.

9.5 Subject to precautionary measures and recommendations discussed within this report, it is considered that existing trees shown for retention can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).

9.6 In my opinion, the provision for adequate tree protection, precautionary measures and replacement tree planting could therefore be satisfactorily addressed through the imposition of appropriate Conditions by the Local Planning Authority.

APPENDIX 1
Tree Survey Schedule
& Reference Plan

Limitations

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Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

Tree Assessment Methodology

The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.

Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey or Tree Protection Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code in accordance with the guidelines set out in British Standard 5837: (2012) “.

Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree.

The estimated life expectancy in context of the species is provided as guidance only.

The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix 2 and illustrated on the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m²) in accordance with BS 5837 (2012). It is recommended that *tree:fabrik* be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

PADDINGTON GREEN POLICE STATION, LONDON
ARBORICULTURAL REPORT

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	First Significant Branch	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W							
T1	London Plane	17	640	1	7.5	10.5	9	9.5	5	5(E)	EM	N	Within small traffic island, manhole covers to E and W, distortion of hard surface typically characteristic of surface roots, possibly confined root environment, prominent within street scene.	40+	A1
T2	Lime	11	310	1	4	3.5	5	4.5	4		EM	N	Located within footway to west of bus stop, hoggin tree station within paving, surface root action, basal growth, previously crown reduced (N1.5, E2, S3, W1.5).	20+	B1
T3	Lime	11	370	1	4.5	5.5	5.5	4.5	3		EM	N	Located within footway to east of bus stop, hoggin tree station within paving, basal growth, lower trunk damage SW side with dysfunctional wood, previously crown reduced (N1.5, E2, S3, W2).	20+	B1
T4	Turkish Hazel	11	400	1	4	5	5	4.5	4		M	N	Located within footway, hoggin tree station within paving, disturbance of paving (minor).	20+	B1
T5	Turkish Hazel	6	210	1	1	1.5	1	1			EM	P	Located within footway, hoggin tree station within paving, previously topped at 4m, poor quality and structural form, limited visual amenity.	10+	C1
T6	Turkish Hazel	4	150	1	1	1	1	1	2		EM	P	Located within footway, hoggin tree station within paving, previously topped at 4m, poor quality and structural form, limited visual amenity.	10+	C1
T7	London Plane	15	640	1	9.5	9	8	6.5	3	3(NE)	EM	N	Located within footway approximately 1.5m from single storey building to west, hoggin tree station within paving, paving previously re-laid to accommodate surface roots resulting in slightly raised area to surrounding footway, trunk inclined to east supporting full crown, low crown break at 3m with lower branch to northeast, previously crown reduced lower and mid crown laterals, prominent within street scene.	40+	A1



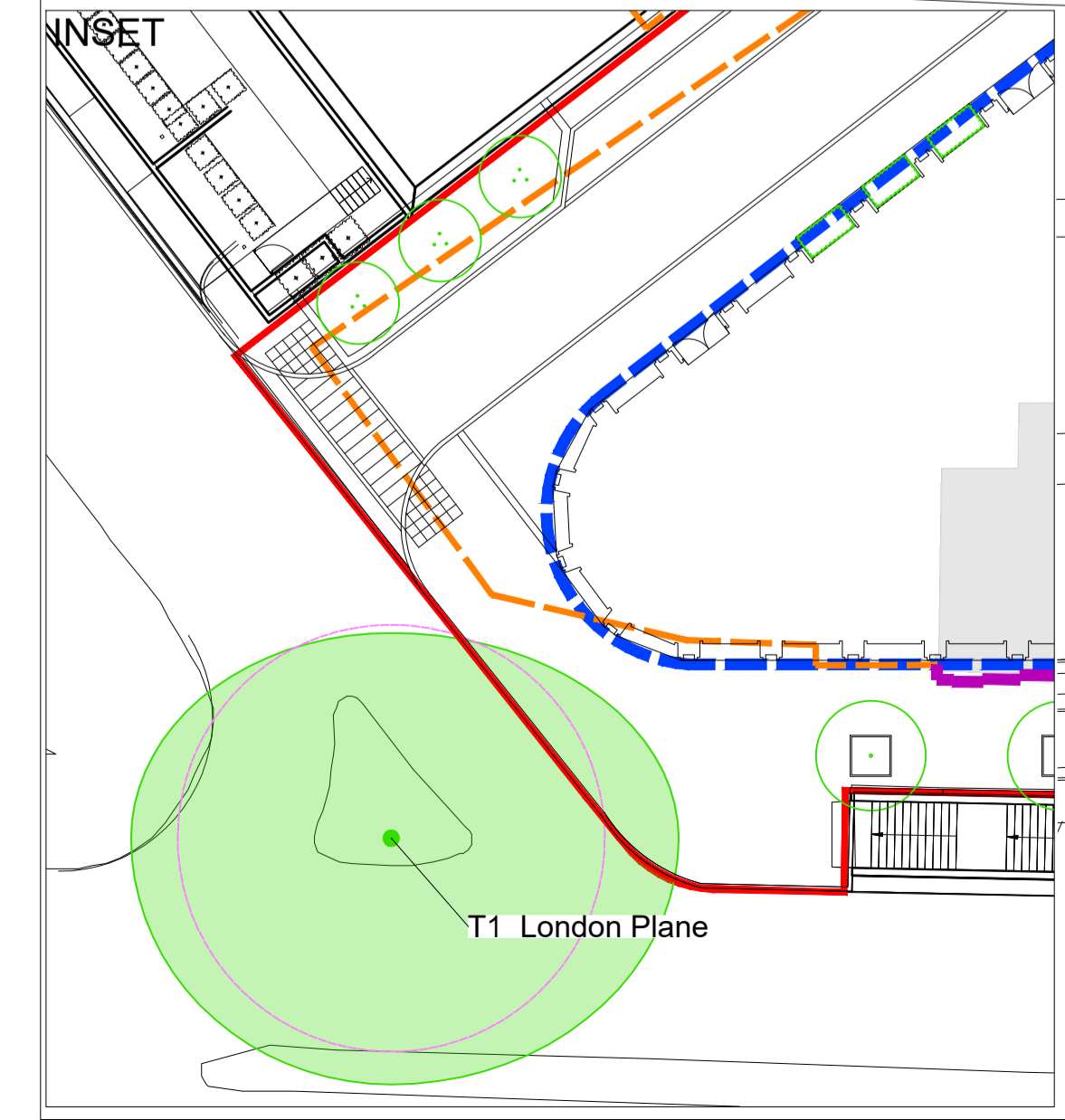
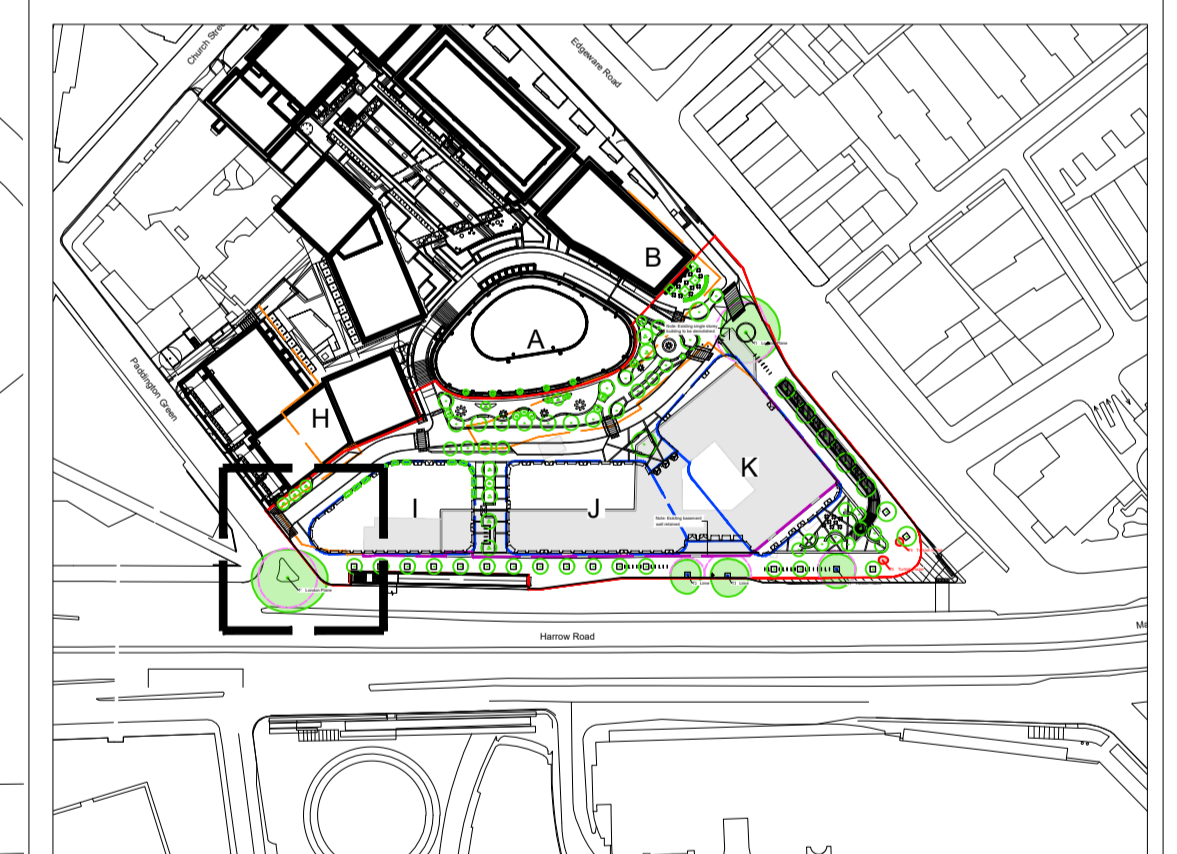
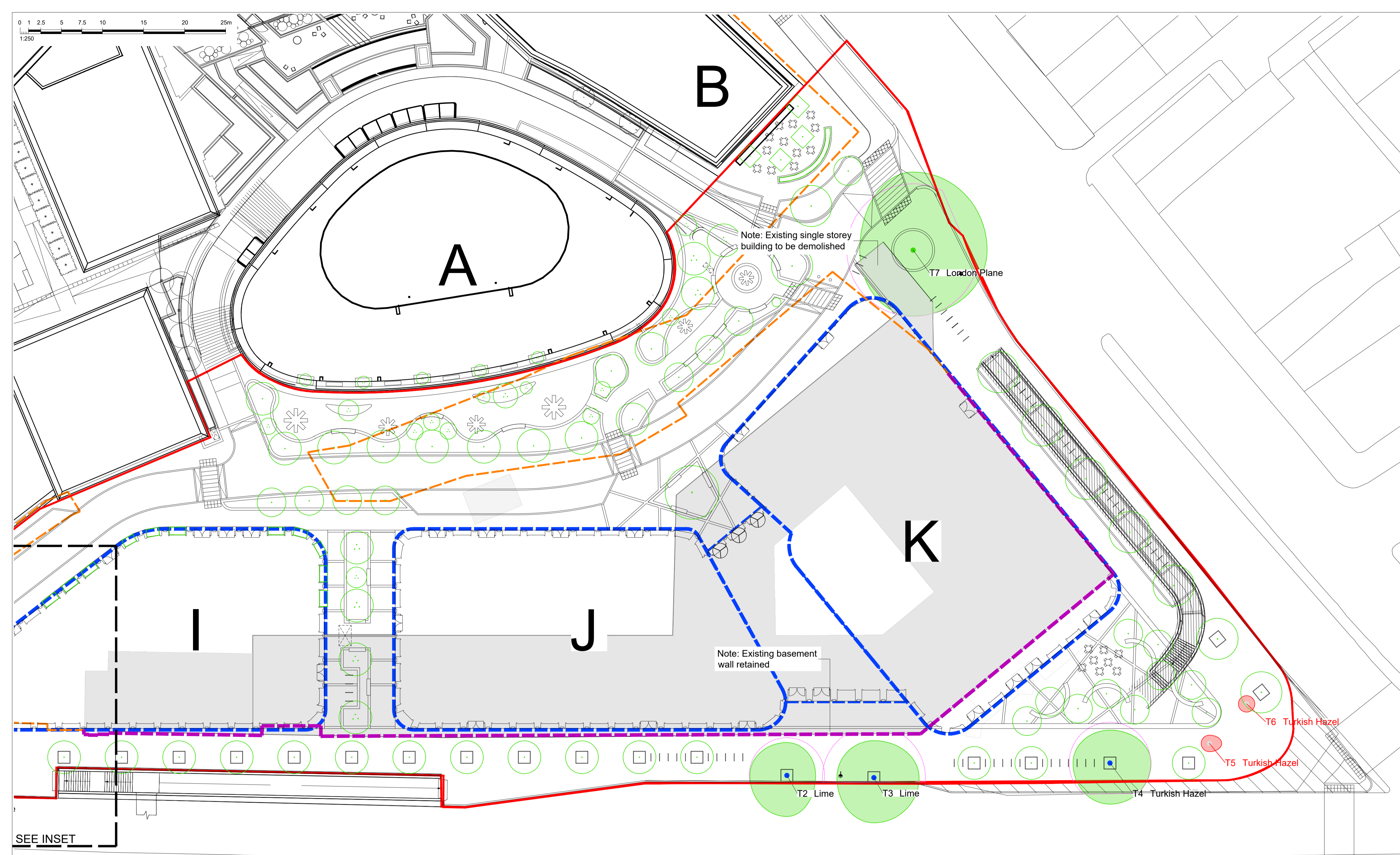
NOTES
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General
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report [T/DR/1166] and in particular Section 7.7 Tree Protection. Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

This tree survey is based on the measured survey provided by Squire & Partners.

At the time of the site visit, 1 additional individual tree was included within the site assessment. The additional tree was omitted from the land survey but has been included within this assessment as the tree has potential to influence the site. The additional trees is referenced as T1. Whilst care has been taken to position the tree location on the drawing the tree should be accurately re-surveyed and plotted if considered appropriate. The tree position does not however, affect the condition or their grading within this report.

- Site Boundary**
 Application boundary (indicative)
- Statutory Designations (trees)**
 The site is not located within a Conservation Area. No trees are located within the ownership boundary of the site, however, street trees are located directly adjacent within the adopted highway. It is understood from enquiries with Westminster Council that trees located within the adopted highway to the south of the ownership boundary are the responsibility of Westminster City Council. Trees located within Edgeware Road are the responsibility of Transport for London.
- Tree Survey**
- | | | | |
|----|----------|-----|-------------|
| T4 | Tree No. | Ash | Common name |
|----|----------|-----|-------------|
- Quality & value of existing tree stock**
- | | | | |
|--------------|-----------------|-------------|-----------------|
| Red circle | U Category tree | Blue circle | B Category tree |
| Green circle | A Category tree | Grey circle | C Category tree |
- Above and Below Ground Constraints**
- | | | | |
|---------------|--------------|--------------|---------------------------------|
| Green outline | Crown spread | Pink outline | Root protection area (adjusted) |
|---------------|--------------|--------------|---------------------------------|
- Impact Assessment**
 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation to design, demolition and construction' and in particular, Section 5 (2012) - Proposals: conception and design. The proposal seeks to retain the principal arboricultural features and enhance the street scene. All structures are located outside of the root protection area of retained trees and the trees can be adequately protected during the demolition and construction phase.
- | | | | |
|-----------------------------------|--|----------------------|--|
| Green circle with dot | Tree to be retained | Red circle with dot | Tree to be removed |
| Green circle with dot | New tree (ground level) | Green hatched square | New planting station (existing hard surfacing removed) |
| Orange dashed line | Proposed basement | Purple dashed line | Existing basement wall retained |
| Blue dashed line | Proposed building (ground floor level) | Grey hatched square | Existing building to be demolished |
| Blue dashed line with cross-hatch | Existing subway ramp to be infilled | | |



Harrow Road

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Project
**PADDINGTON GREEN POLICE STATION
 LONDON**

Drawing
**TREE REMOVAL &
 ARBORICULTURAL IMPACT ASSESSMENT PLAN**

Scale	Date	Drawn
1:250	MARCH '21	AR
Drawing No.	Revision	
tf 1166/AIA/200		

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APPENDIX 2
Root Protection Area
(Calculations)

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ARBORICULTURAL REPORT

Tree No.	Species	Combined Stem Dia (mm)	Stem Count	Age Class	Remaining Contribution (est. years)	Category Grade	Root Protection Area	
							Radius (m)	M ²
T1	London Plane	640	1	EM	40+	A1	7.7	185.3
T2	Lime	310	1	EM	20+	B1	3.7	43.5
T3	Lime	370	1	EM	20+	B1	4.4	61.9
T4	Turkish Hazel	400	1	M	20+	B1	4.8	72.4
T5	Turkish Hazel	210	1	EM	10+	C1	2.5	20.0
T6	Turkish Hazel	150	1	EM	10+	C1	1.80	10.2
T7	London Plane	640	1	EM	40+	A1	7.70	185.3

APPENDIX 3
Photographic Record

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ARBORICULTURAL REPORT

1. General view London Plane (T1) located at junction of Harrow Road and Paddington Green.



2. Detail view of basal area of London Plane (T1) within small traffic island with distortion of tarmac indicating presence of surface roots.



3. General view of Lime (T3) with Lime (T2) beyond either side of bus stop. Both trees previously crown reduced to provide clearance to highway and building.



4. General view of Turkish Hazel (T4) of fair health and condition set within paved area.



PADDINGTON GREEN POLICE STATION, LONDON

ARBORICULTURAL REPORT

5. General view of Turkish Hazel (T6) (foreground) and Turkish Hazel (T5) beyond set within paved area. Both trees displaying poor vitality and structural form.



6. General view of London Plane (T7) located within Harrow Road.



7. Detail view of London Plane (T7) illustrating footway constraints and inclined trunk.



8. Detail view of London Plane (T7) illustrating proximity to existing single storey building.



APPENDIX 4
Tree Removal & Arboricultural Impact
Assessment Plan



NOTES
 This drawing is the property of tree: fabrik Ltd. It must not be copied or reproduced without written consent. The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Only figured dimensions are to be taken from this drawing. This is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of surveying. This is not a vegetation assessment for NISBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

General
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report [T/DR/1166] and in particular Section 7.7 Tree Protection. Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

This tree survey is based on the measured survey provided by Squire & Partners.

At the time of the site visit, 1 additional individual tree was included within the site assessment. The additional tree was omitted from the land survey but has been included within this assessment as the tree has potential to influence the site. The additional trees is referenced as T1. Whilst care has been taken to position the tree location on the drawing the tree should be accurately re-surveyed and plotted if considered appropriate. The tree position does not however, affect the condition or their grading within this report.

Site Boundary
 Application boundary (indicative)

Statutory Designations (trees)
 The site is not located within a Conservation Area. No trees are located within the ownership boundary of the site, however, street trees are located directly adjacent within the adopted highway. It is understood from enquiries with Westminster Council that trees located within the adopted highway to the south of the ownership boundary are the responsibility of Westminster City Council. Trees located within Edgeware Road are the responsibility of Transport for London.

Tree Survey

T4	Tree No.	Ash	Common name
●	U Category tree	●	B Category tree
●	A Category tree	●	C Category tree

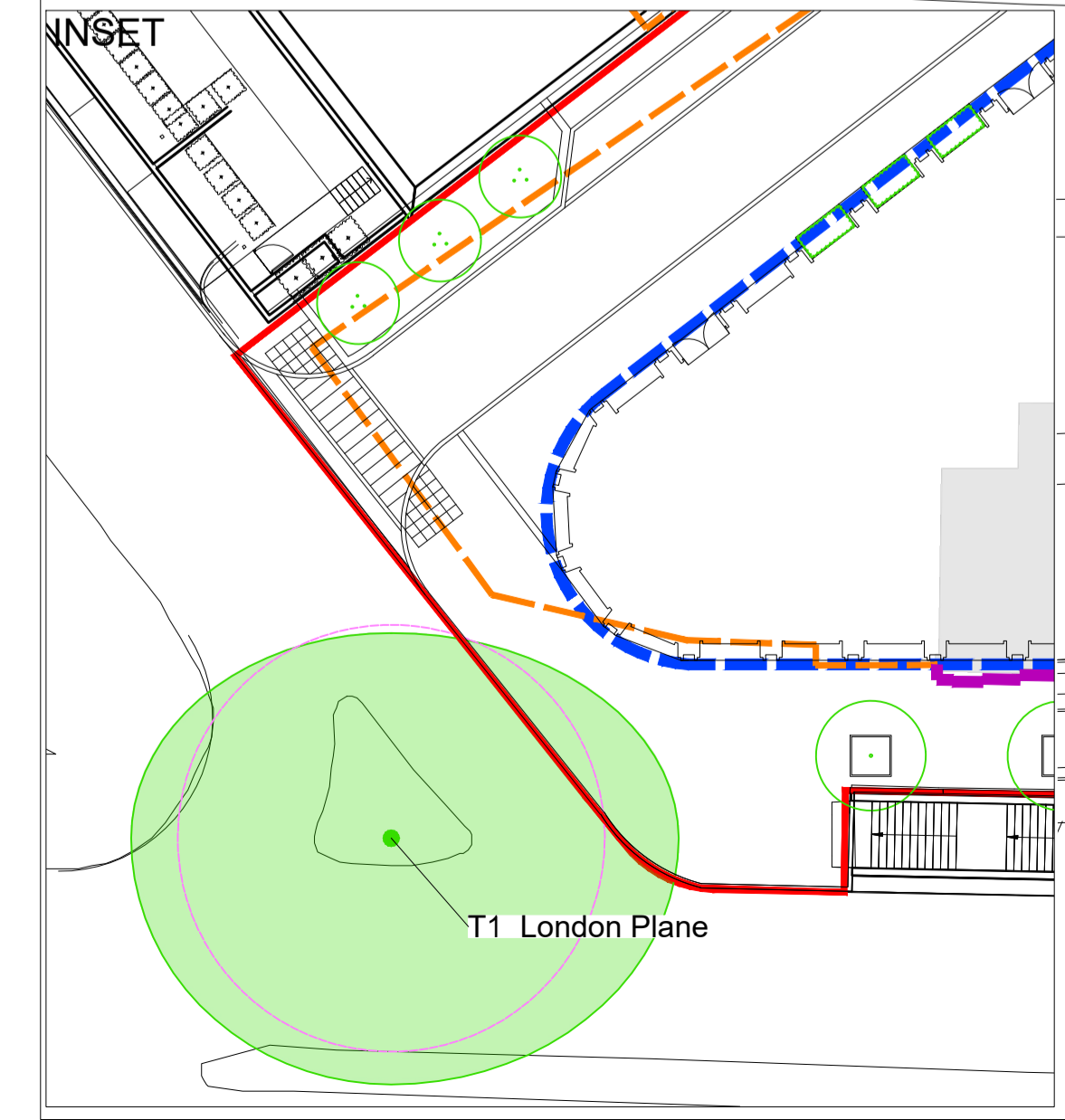
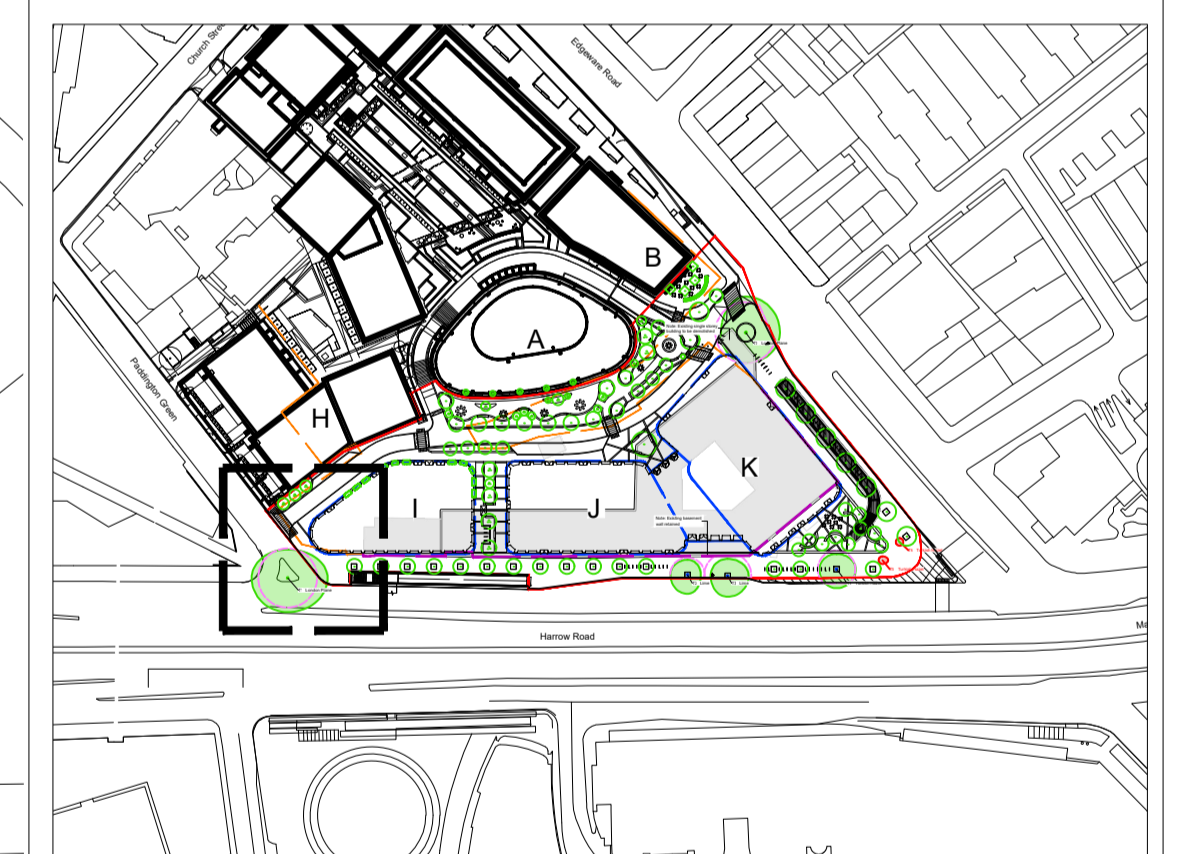
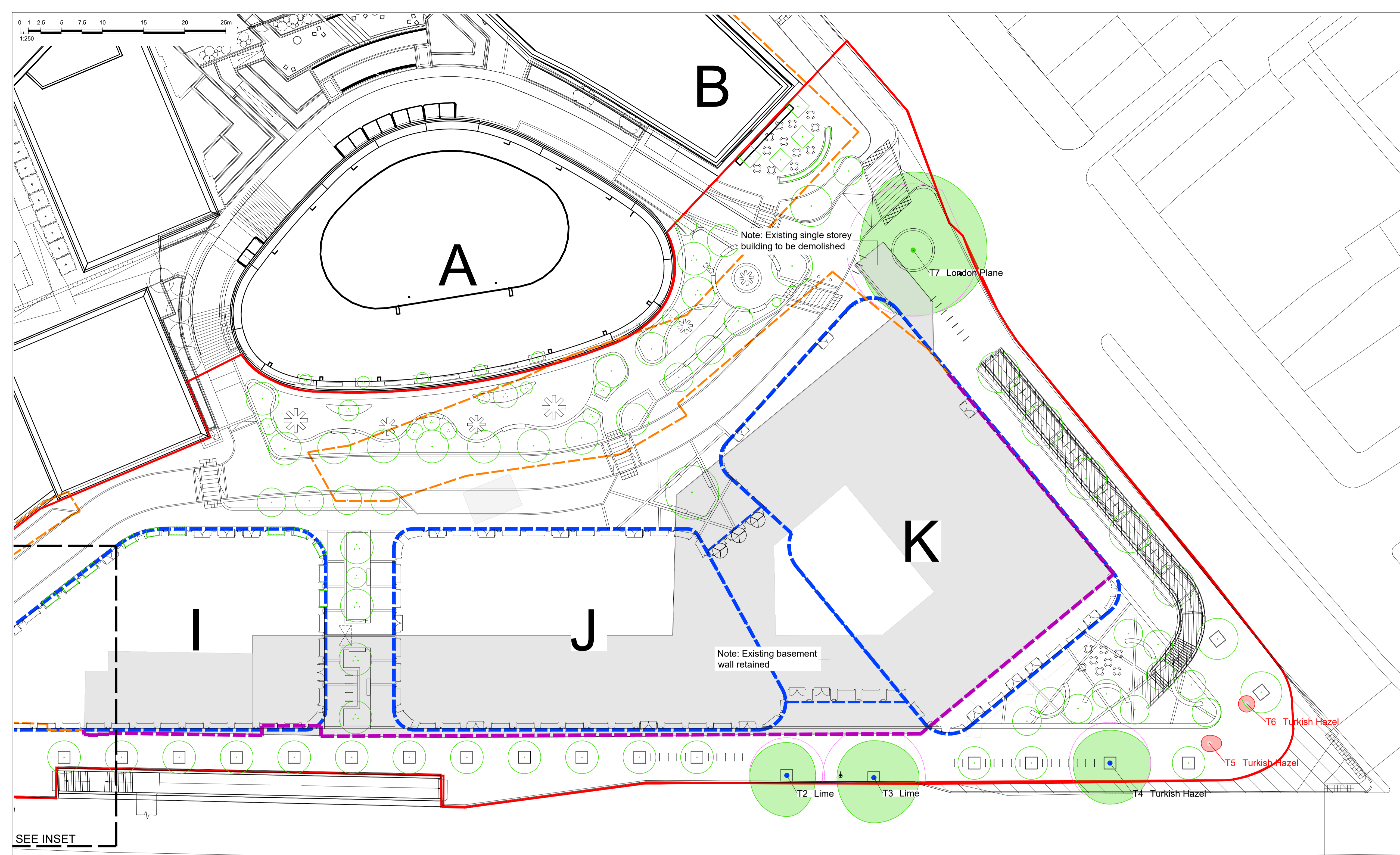
Quality & value of existing tree stock

Above and Below Ground Constraints

○	Crown spread	○	Root protection area (adjusted)
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Impact Assessment
 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation to design, demolition and construction' and in particular, Section 5 (2012) - Proposals: conception and design. The proposal seeks to retain the principal arboricultural features and enhance the street scene. All structures are located outside of the root protection area of retained trees and the trees can be adequately protected during the demolition and construction phase.

○	Tree to be retained	○	Tree to be removed
○	New tree (ground level)	○	New planting station (existing hard surfacing removed)
○	Proposed basement	○	Existing basement wall retained
○	Proposed building (ground floor level)	○	Existing building to be demolished
○	Existing subway ramp to be infilled		



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APPENDIX 5
Qualifications and Experience

Brief qualifications and experience of Alan Richardson

Qualifications: I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

Career experience: I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

As a Director of **tree : fabrik**, I draw on the wide range of experience obtained and specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012), arboricultural impact reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

Continuing professional development: I keep current on arboricultural issues and best practice through membership of the Arboricultural Association and attendance at short courses.



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