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Mr Joe Martin
MKA Architects
Rosewood
High Street
Hadlow
Kent TN11 0EF

98 High Street, West Malling, Kent

Dear Mr Martin,

I write with regard to your recent request to provide survey and report in respect of one Sycamore situated within the rear garden of the Five Pointed Star, High Street, West Malling.

The tree is situated within the pub garden of the Five Pointed Star to the common boundary with no 98 to the north. The properties and tree are situated within the West Malling Conservation Area.

The Sycamore is bifurcated at 2.1 metres with an early stem sweep to the south which rectifies by the bifurcation. The tree is likely self sown along with the Ash trees to the south and west within the pub garden.

The canopy is asymmetric to the north over the garden of no 98. The canopy is raised to the south and east up to 8.0 metres. There is moderate deadwood with branch stubs through the crown.

There is an existing single storey rear extension to no 98 which at its closest point is 3.5 metres from the tree. The building exhibits movement cracks to the west and south elevations and the subject Sycamore would be seen as being within a potential zone of influence to the tree.

Given the potential building influence and the general low quality of this tree it is recommended that it be removed subject to replacement trees being planted within the garden of 98. The tree does not make a significant contribution to local amenity and it is only seen as part of the wider group when viewed from West Street.

Plans are currently being prepared for no 98 for conversion to a restaurant which will involve alteration to the existing single storey extension. The recommendation to remove the tree due to existing proximity concerns will be further supported by the requirement to remove the tree due to potential root impact from the development.

It is proposed that two new trees would be planted to the rear garden of no 98 as part of landscape enhancements associated with the conversion of the building to a restaurant.

I offer my support to the proposal to remove the tree and provide replacement planting. Should the tree officer require any further information I would be pleased to assist.

Yours sincerely,



Ben Larkham
Director
Ben Larkham Associates Ltd