

ARBORICULTURAL IMPACT ASSESSMENT

8 Belgrave Place, London, SW1X 8AJ

Prepared for: Peter Harrison
For submission to: Westminster City Council
Date: January 2022
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EXECUTIVE SUMMARY

- S1. This Arboricultural Impact Assessment (AIA) has been commissioned by Peter Harrison. It is intended to be submitted to Westminster City Council as part of the supporting technical information for a planning application at the aforementioned site and has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.
- S2. Matt Jones of M. Jones Arboricultural Consultant undertook a site inspection and tree survey on Wednesday 1 December 2021. Weather conditions at the time were overcast and damp and deciduous trees were not in leaf.
- S3. The proposals comprise the internal refurbishment of the existing property to provide additional living space. There are no proposed amendments to the small front garden.
- S4. The principal arboricultural feature of the site, set out at Section 3.5, will be retained. Consequently, the proposals will not result in the loss of trees of high amenity value, or which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site or the Belgravia Conservation Area, and therefore comply with Policy 34 of the City of Westminster City Plan 2019-2040.
- S5. The extent of pruning is of no more than moderate extent and the visual alterations arising from its completion will go largely unnoticed from the publicly accessible locations surrounding the property, owing to the screening offered by the remainder of the tree's canopy, and the existing buildings. Consequently, there will be no significant detrimental impact on the health or stability of the subject tree, nor on the amenity value it affords the street scene or wider Belgravia Conservation Area.
- S6. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, and the protective measures prescribed within, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.
- S7. Our assessment concludes that there is no reason to suggest that the completion of an internal refurbishment will result in an unsustainable relationship between the trees and the property.

1 INTRODUCTION

1.1 Terms of instruction

1.1.1. The Author of this report is Matthew Jones FdSc, MArborA. The Author is a Professional Member of the Arboricultural Association (The AA) and is therefore bound by the code of ethics and required to uphold the professional standards expected of The Association.

1.1.2. This Arboricultural Impact Assessment (AIA) has been commissioned by Peter Harrison (The Client). It is intended to be submitted to The City of Westminster (The LPA) as part of the supporting technical information for a planning application at the aforementioned site and has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.

1.2 Scope of works

1.2.1. The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012; and
2. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.2.2. This report should be read in conjunction with the documents and plans listed below for context:

- The tree survey schedule (ref. MJAC-21.6-TSS-01A);
- The tree protection plan (ref. MJAC-21.6-TPP-01-A); and
- The proposed site plans, produced by Timothy Tasker Architects.

2 PLANNING POLICY AND LEGISLATION

2.1 The National Planning Policy Framework (NPPF), July 2021

2.1.1. The NPPF sets out the principles against which LPAs should determine planning applications.

2.1.2. Section 12 *'Achieving well-designed places'* states:

'131. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work

with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

2.1.3. Section 15 'conserving and enhancing the natural environment' also states at paragraph 174:

'174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

174(b). 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'

2.1.4. Furthermore, Paragraph 180 states:

'180. When determining planning applications, local planning authorities should apply the following principles:

180(c). 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'.

2.2 The City of Westminster City Plan 2019-2040

2.2.1. Local planning policies are used by the determining LPA to ensure that planning applications meet the specific requirements of the authority. Relevant local planning policies are set out below in full.

Policy 34. Green Infrastructure

'The council will protect and enhance the city's green infrastructure to maximise its environmental, social and economic value.

CITY GREENING

Developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

OPEN SPACE

All open spaces and their quality, heritage and ecological value, tranquillity and amenity will be protected.

Major developments will be required to provide new or improved public open space and space for children's active play, particularly in areas of open space or play space deficiency.

Development affecting the Royal Parks should enhance their quality and range of uses.

BIODIVERSITY AND ACCESS TO NATURE

Sites of Importance for Natural Conservation (SINCs), priority habitats and other ecological features outside of the SINCs network will be protected.

Developments should achieve biodiversity net gain, wherever feasible and appropriate. Opportunities to enhance existing habitats and create new habitats for priority species should be maximised. Developments within areas of nature deficiency should include features to enhance biodiversity, particularly for priority species and habitats.

TREES

Trees of amenity, ecological and historic value and those which contribute to the character and appearance of the townscape will be protected.

1. The planting of trees to optimise the city's canopy cover will be encouraged in new developments.'

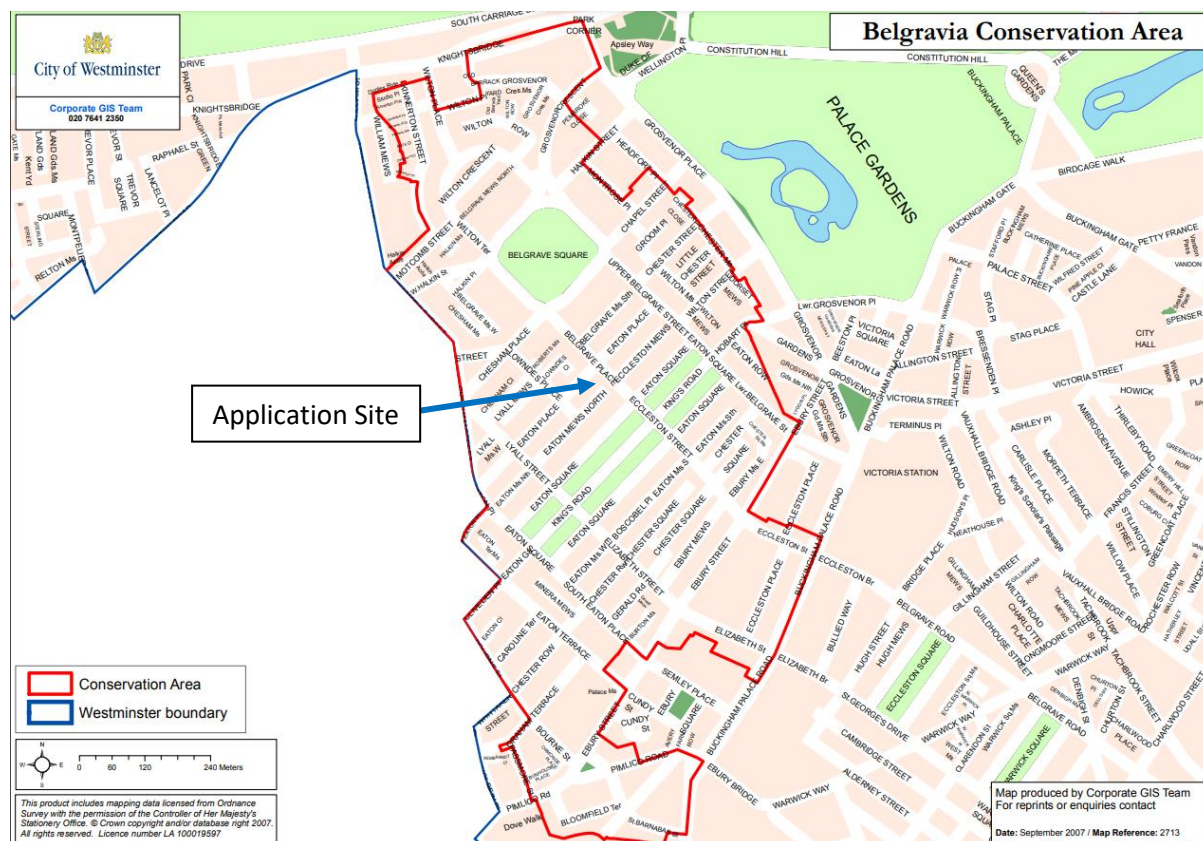
2.3 Tree Preservation Orders (TPOs)

- 2.3.1. We have received no information from the client relating to the existence of Tree Preservation Orders (TPOs) across this site. The Westminster City Council website does not provide an online mapping service. Consequently, we cannot confirm or deny the presence of a TPO affecting the trees on or immediately adjacent to the site.

2.4 Conservation Areas (CAs)

- 2.4.1. The site is within the Belgravia Conservation Area.

Figure 1: Belgravia Conservation Area Map. Subject site annotated for reference.



2.4.2. The Belgravia Conservation Area Audit (Consultation Draft) document produced by The City of Westminster Council outlines the importance of trees to the borough in terms of the amenity value and ecosystem services they provide.

2.4.3. The contents and guidance contained within this document has been a material consideration in the evolution of the proposed refurbishment of the application property.

2.5 Wildlife legislation

2.5.1. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 provides statutory protection of birds, bats and other species that inhabit trees. The Natural Environment and Rural Communities Act 2006 (Section 41 England and Wales) also places a duty on Local Planning Authorities to consider biodiversity when carrying out their duties.

2.5.2. Avoiding disturbance to those species can be ensured by giving consideration to the timing of tree works in order to avoid an offence under the above legislation. Where the presence of such species is suspected, the project ecologist or Natural England should be contacted for clarification and advice.

3 SITE ASSESSMENT

3.1 Site visit and tree inspection

- 3.1.1. Matt Jones of M. Jones Arboricultural Consultant undertook a site inspection and tree survey on Wednesday 1 December 2021. Weather conditions at the time were overcast and damp and deciduous trees were not in leaf.
- 3.1.2. The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. We surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to confirm the extent of any dysfunctional wood, cavities or other morphological defects. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboriculture makes no guarantee of their stability of safety.
- 3.1.3. We collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using the locations shown on the supplied topographical survey. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2** which is based on the proposed site plans produced by Timothy Tasker Architects.

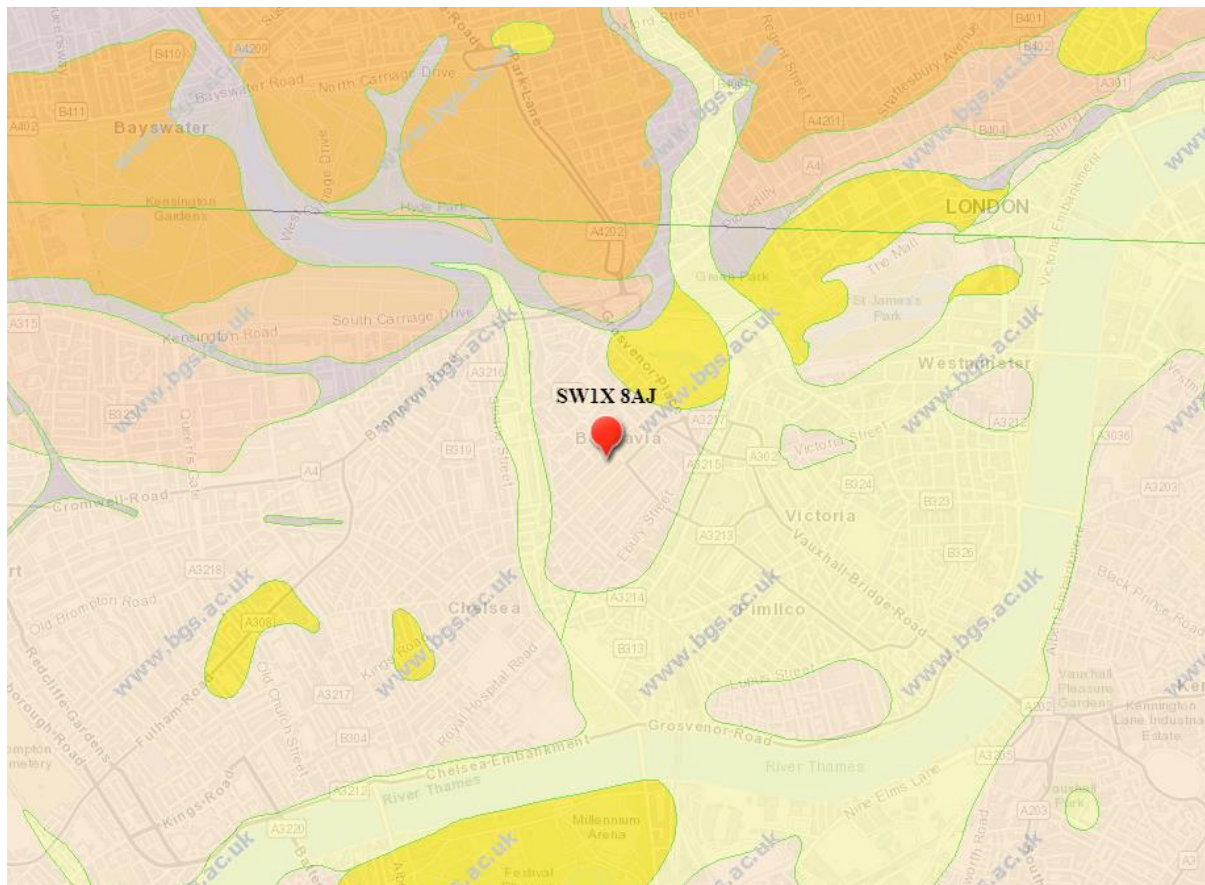
3.2 Description of site

- 3.2.1. The property is located on the south side of Belgrave Place and is accessible by car from Eaton Square to the south-east of the property. The dwelling itself sits amongst similarly sized properties providing a uniform street scene in long-range views along Belgrave Place and the surrounding residential areas and is softened by trees growing in front gardens.
- 3.2.2. The property itself comprises a small front garden separated from the public footway by iron railings, two above ground stories and a basement level. The tree stock is limited to a single, mature London plane (T1) within the front garden of No. 8 Belgrave Place, and a small flowering cherry within the front garden of the property to the north-west.

3.3 Desktop soil analysis

- 3.3.1. The British Geological Survey (BGS) Geology of Britain online mapping system¹ suggests that the underlying soil is likely to be part of the London Clay Formation which is defined as *'Clay and Silt. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period'*.

Figure 2: Geology of Britain Viewer, showing the underlying soil type as London Clay Formation.



3.4 Existing tree stock

- 3.4.1. All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.
- 3.4.2. Of the trees surveyed, one (T1) has been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

¹ www.bgs.ac.uk

- 3.4.3. None have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.
- 3.4.4. One individual tree (T2) has been assessed as category 'C'. Such trees are of either low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees within conferring any significance to the collective landscape; or those providing low or temporary landscape benefits.
- 3.4.5. No trees have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

3.5 Principal Arboricultural Features (PAFs)

- 3.5.1. The tree survey schedule at **Appendix 1** contains two individual trees. Of these, we consider the London plane (T1) to be the principal arboricultural feature (PAF) of the site, owing to its high visibility and amenity value in long-distance views along the road, and its age and association in the context of the Belgravia Conservation Area.

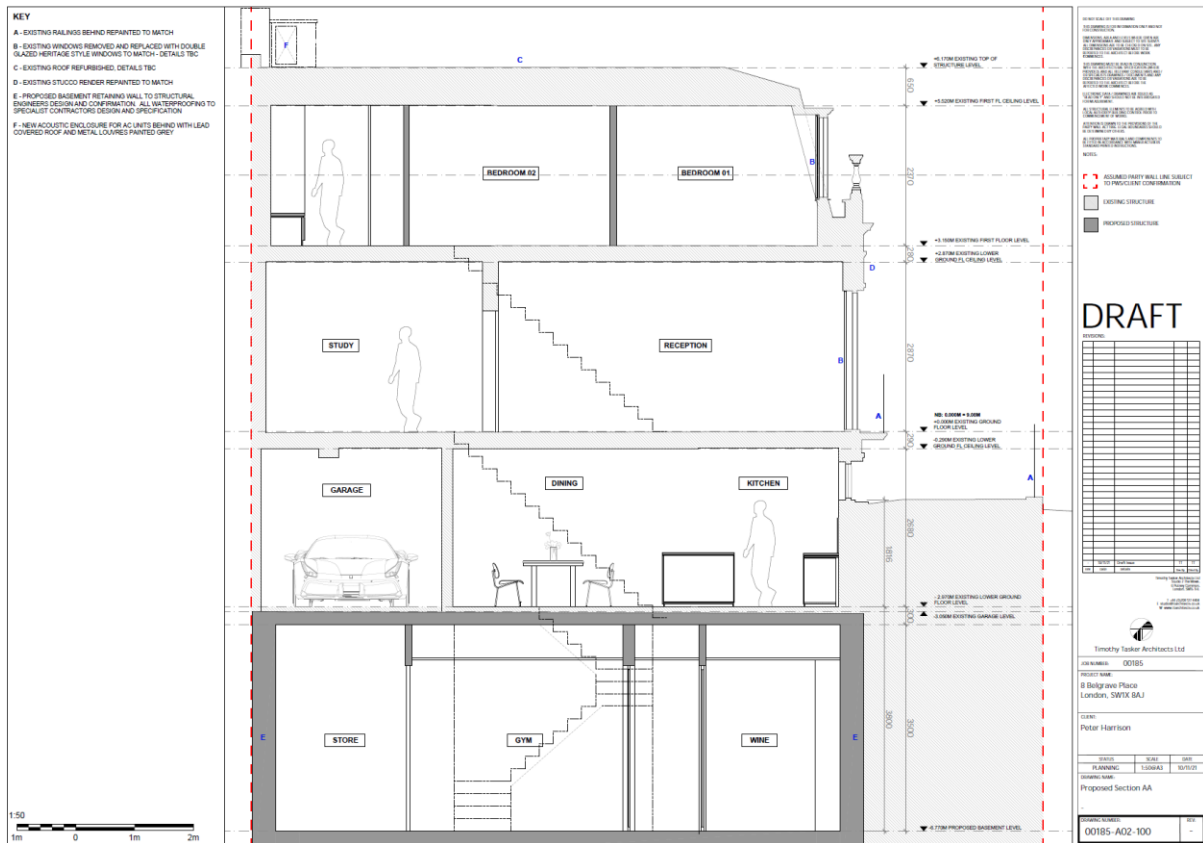
Photograph 1: looking south-westward towards the application property from Belgrave Place and showing the prominence of T1 within the street scene.



3.6 Description of proposals

3.6.1. The proposals comprise the subterranean extension of the existing property by forming an additional, lower ground floor basement and internal refurbishment to provide additional living space. There are no proposed amendments to the small front garden. Details of the proposals are shown at Figure 3 below.

Figure 3: Proposed section AA, produced by Timothy Tasker Architects (DWG no. 00185-A02-100).



4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Trees to be removed

- 4.1.1. No trees require removal to facilitate the proposed refurbishment.
- 4.1.2. The principal arboricultural feature of the site, set out at Section 3.5 above, will be retained. Consequently, the proposals will not result in the loss of trees of high amenity value, or those which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site or the Belgravia Conservation Area, and therefore, they comply with Policy 34 of the City of Westminster City Plan 2019-2040.

4.2 Trees to be pruned

- 4.2.1. The category 'A' London plane (T1) will require facilitative pruning as part of the proposals.
- 4.2.2. To provide sufficient space for scaffolding, and to ensure reasonable use of the upper terrace areas, the canopy will be lifted to a height of 9m above ground level by removing sub-dominant, pendulous growth and retaining structural scaffold branches. This will provide approximately 3m of clearance between the upper terrace area and the canopy. In addition, the lateral growth on the south-west aspect will be reduced by up to 3m, to approximately 8.5m from the trunk to reduce the extent of overhang above the terrace area.
- 4.2.3. All pruning will be completed by a suitably qualified arborist, holding the correct insurances, and in line with the recommendations set out within British Standard BS 3998:2010 *'Tree work – Recommendations'*.
- 4.2.4. The extent of pruning is of no more than moderate extent and the visual alterations arising from its completion will go largely unnoticed from the publicly accessible locations surrounding the property, owing to the screening offered by the remainder of the tree's canopy, and the existing buildings.
- 4.2.5. Consequently, there will be no significant detrimental impact on the health or stability of the subject tree, nor on the amenity value it affords the street scene or wider Belgravia Conservation Area.

4.3 Root Protection Area (RPA) conflicts

- 4.3.1. As the proposed refurbishment will not include a horizontal extension to the existing footprint, there will be no encroachment into the RPA of the large London plane (T1) to the south-east of the property.

Trial excavations

- 4.3.2. Trial excavations, supervised by the project arboriculturist, will be carried out prior to the main excavation phase of the proposed lower ground floor, as described in the Structural Method Statement (SMS), (ref. CA6700.01), produced by Cooper Associates, to determine whether any significant roots from the London plane have exploited the soil below the existing basement level.
- 4.3.3. Assessment of the current and proposed levels reveals that the lowest part of the existing basement level is approximately 1.8m below the existing soft landscaping within the front garden. The majority of a tree's rooting system is usually found in the upper 1m-1.5m of soil; however, the presence of physical barriers such as the existing property, services trenches and adopted road may have forced the roots of this particular tree deeper than normal.
- 4.3.4. Given the relatively low availability of water and oxygen at such depths, and the energy resources required by the tree to access these, it is likely that the tree will have proliferated a higher volume of roots within an area smaller than that suggested by the formulaic RPA model; and this is likely to have occurred in the soil beneath the footway, and the Belgrave Place highway. This represents a more energy-efficient and sustainable approach based on site conditions. Therefore, any roots growing below the footprint of the existing basement are likely to be small diameter feeder roots, as opposed to large, structural roots used for anchorage.
- 4.3.5. As there will be no or negligible encroachment into the RPAs of the trees to be retained, adherence to the protection measures set out on the TPP at **Appendix 2**, which include a bespoke system of temporary trunk and ground protection measures, will prevent unacceptable damage being caused to the trees.
- 4.3.6. To prevent unacceptable damage occurring to the trees during the project, the following protection measures will be put in place and be signed off as complete by the project arboriculturist, and LPA Tree Officer, prior to commencement of works.

Temporary trunk protection

- 4.3.7. A bespoke system of temporary trunk protection is required to ensure no damage occurs during re-development. The system will comprise a hardwood boards with minimum dimensions of 2400mm (h), 1200mm (w) and 18mm (t), secured to a wooden framework. The framework itself will be secured to the existing iron railings and the external walls using temporary brackets. The system will also be made to take account of the existing, protruding windowsill. Once completed, the temporary trunk protection will remain *in situ* for the duration of the project.

Photograph 2: showing the proximity of the tree's base to No. 8 Belgrave Place, and the protruding windowsill



4.3.8. If scaffold is required along the frontage of the building as the prescribed trunk protection becomes problematic, an alternative specification will be drawn-up in collaboration with the project arboriculturist, the project manager and the LPA Tree Officer.

Temporary ground protection

4.3.9. To safeguard the underlying soil structure throughout the refurbishment project, temporary ground protection boards will be laid atop a compressible layer of woodchip of no more than 100mm depth, or a similar material sufficient to reduce potential soil compaction, between the existing iron railings and the property, as shown by **cyan hatching on the TPP**.

4.3.10. It is anticipated that the small areas of ground protection need only protect the rooting environments from occasional pedestrian footfall. Such ground protection is readily available from various suppliers to suit the load bearing capacity required. In this instance, a basic example is included at **Figure 4** below.

Figure 4: example of temporary ground protection boards to protect against footfall and light plant. (Multi Matts, n.d.)



- 4.3.11. To prevent the compressible layer of woodchip becoming problematic to the footway of Belgrave Place, and to the subterranean level of the property, timber edging will be incorporated to prevent spillage of material.
- 4.3.12. Ground protection is to be laid following erection of the temporary trunk protection prescribed above and will remain in place for the duration of the project. It will only be removed immediately once all machinery has been removed from site and no additional building material deliveries are required.
- 4.3.13. If deemed necessary by the project arboriculturist following removal of the boards, soil aeration will be undertaken using a 'Terravent' of similar, by introducing high pressure compressed air in a grid pattern to break up the compacted structure in the horizontal and vertical planes.

Conclusions

- 4.3.14. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, and the protective measures prescribed within, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

4.4 Post-occupation pressure on trees

- 4.4.1. As the project proposes an internal refurbishment, there will be no greater number of occupants affected and no increase in pressure on the tree's retention as a result of the project's completion, than is already the case.
- 4.4.2. The site's location within the Belgravia Conservation Area ensures that the LPA has an element of control over the tree's future management, as it has the powers to make a new TPO to preserve the tree, if one does not already exist, and it considers it expedient to do so.

4.4.3. Therefore, based on the above considerations, there is no reason to suggest that the completion of an internal refurbishment will result in an unsustainable relationship between the trees and the property.

Matthew Jones

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Arboricultural Consultant

APPENDIX 1 – TREE SURVEY SCHEDULE



M. Jones
Arboricultural Consultant

Tree Survey Schedule

8 Belgrave Place, London, SW1X 8AJ

1 December 2021

Ref: MJAC-21.6-TSS-01-A

Revision: A - January 2022

BS5837:2012 Tree Survey Schedule - Explanatory Notes

8 Belgrave Place, London, SW1X 8AJ

<p>This document is based on a site visit and inspection undertaken by Matt Jones of M. Jones Arboricultural Consultant on Wednesday 1 December 2021; deciduous trees were not in leaf.</p> <p>The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. We surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.</p> <p>All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore M. Jones Arboricultural Consultant makes no guarantee of their stability or safety.</p> <p>Continual growth, environmental changes and adverse weather may lead to changes in the physiology, morphology, structure and life expectancy of any individual tree. Subsequently, the information within this document cannot be relied upon for more than twelve months, or sooner if significant adverse weather conditions arise.</p> <p>1. Tree no. Individual number assigned to the tree for identification, commencing at 1.</p> <p>2. Species Common and botanical names are provided. Botanical names are shown in italics.</p> <p>3. Height Measured using a clinometer or laser rangefinder, given in metres.</p> <p>4. Trunk diameter Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 "<i>Trees in relation to design, demolition and construction - Recommendations</i>".</p> <p>5. Radial crown spread Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.</p>	<p>6. Crown clearance Height above ground level of the lowest live branch, in metres.</p> <p>7. Height to first branch Height above ground level of the origin of the lowest branch, in metres.</p> <p>8. Age class Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics; Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics; Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics; Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy; Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy; Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.</p> <p>9. Physiology General health and biological function, taking into account a healthy specimen of its size, age, species and location.</p> <p>10. Structure Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology. Good: No morphological defects and no fungal or bacterial colonisation; Fair: minor, or several minor morphological defects with no significant increase in the likelihood of failure, but which can be remediated through correct management; Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure; Hazardous: irremediable and significant morphological defects, with an immediate likelihood of root, trunk, stem or branch failure.</p>	<p>11. Comments Comments have been made on the following areas where appropriate: - Physiological condition; - Morphological condition; - Active or suspected pathogenic agents; - Safety; - Life expectancy; - Location within the site; and - Visibility and contribution to the local arboricultural landscape.</p> <p>12. BS5837:2012 Category Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 "<i>Trees in relation to design, demolition and construction - Recommendations</i>".</p> <p>13. RPA radius Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "<i>Trees in relation to design, demolition and construction - Recommendations</i>".</p> <p>14. RPA Total area of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "<i>Trees in relation to design, demolition and construction - Recommendations</i>".</p>
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Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
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	Trees that have 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 the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.			Red
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees 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 150mm	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 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

Client name: Peter Harrison
 Site: 8 Belgrave Place, London, SW1X 8AJ
 Reference: MJAC-21.6-TSS-01-A
 Survey date: 01/12/2021

Tree Survey Schedule 8 Belgrave Place, London, SW1X 8AJ




No.	Species	Height	Trunk diameter	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Age class	Physiology	Structure	Comments	Category	RPA Radius	RPA (m ²)
T1	London plane (<i>Platanus X acerifolia</i>)	23m	1135mm	N11m E11.75m S12m W11m	N3.5m E3.5m S6m W8m	8m	M	Good	Fair	Originally pollarded to 5m historically; four-stemmed thereafter; broad and dominant canopy overtopping existing building; readily visible and of particular visual importance in views along Belgrave Place and the junctions with Eaton Place and Eaton Square	A (1)	13.6m	582.8m ²
T2	Flowering cherry (<i>Prunus sp.</i>)	7m	85mm est	3m	2m	2m	Y	Fair	Fair	Off-site tree; of moderate quality but of low landscape value due to small size	C (1)	1.0m	3.3m ²

APPENDIX 2 – TREE PROTECTION PLAN


Temporary Trunk Protection

A bespoke system of temporary trunk protection is required to ensure no damage occurs during re-development. The system will comprise a hardwood boards with minimum dimensions of 2400mm (h), 1200mm (w) and 18mm (t), secured to a wooden framework. The framework itself will be secured to the existing iron railings and the external walls using temporary brackets. It will also be made to take account of the existing protruding window sill. Once completed, the temporary trunk protection will remain in situ for the duration of the project.

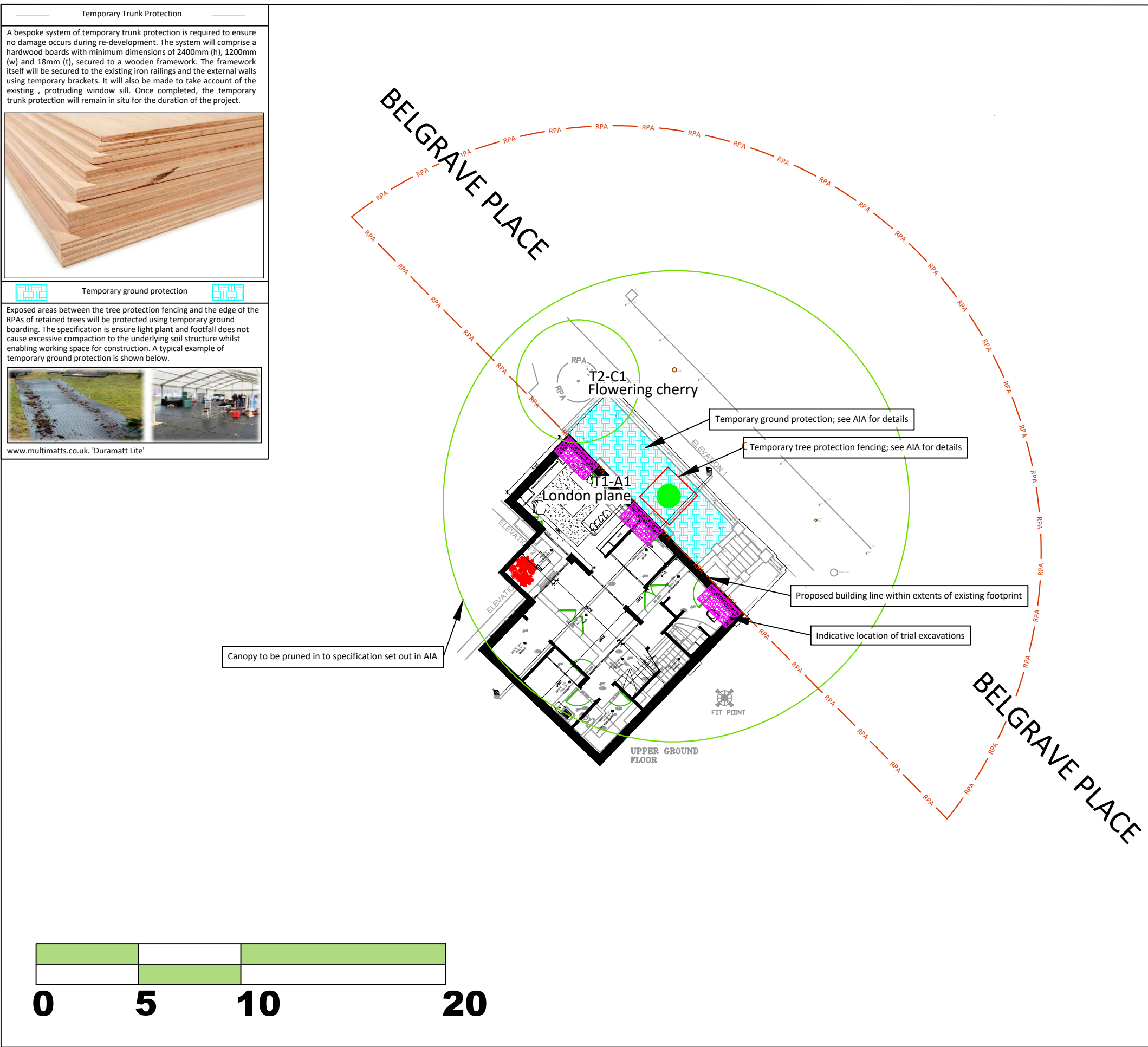


Temporary ground protection

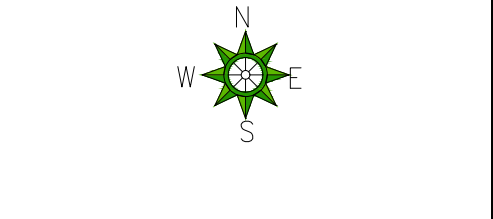
Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding. The specification is ensure light plant and footfall does not cause excessive compaction to the underlying soil structure whilst enabling working space for construction. A typical example of temporary ground protection is shown below.



www.multimatts.co.uk. 'Duramatt Lite'



	Category 'A' tree		Trial excavations
	Category 'B' tree		
	Category 'C' tree		
	Category 'U' tree		



Document History

Rev	Date	Comments
A	15/01/2022	Indicative trial excavations added



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Site:	8 Belgrave Place, London, SW1X 8AJ
Client:	Peter Harrison
Title:	Tree Protection Plan
Date:	January 2022
Dwg No:	MJAC-21.6-TPP-01-A
Scale:	1:200 @ A3

