advanced Arboriculture

advanced:

progressive *adj.*
forward-thinking
forward-looking
unconventional
cutting edge
innovative

higher *adj.*
superior
highly developed
sophisticated
complex

British Standard 5837:2012
Arboricultural Survey

63-71 High Street
Hampton Hill
Hampton
TW12 1NH

Tom Hurley, BSc (For) Hons, M Arbor A

5th May 2016

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Version Control and Document History

Date	Version	Details
05.05.2016	1.0	Initial release
05.05.2016	1.1	Minor amendments

This report is valid for two years from the date of site inspection. The condition of trees can change following severe weather conditions or due to the effect of pests and diseases or other abiotic factors, and therefore may warrant re-inspection of affected trees at a shorter interval than recommended in this report.

Client:	GreatPlanet Ltd. 22 St. James's Square London SW1Y 4JH
Ref no:	TH/X1367/0516
Site details:	63-71 High Street Hampton Hill Hampton TW12 1NH
Date of site inspection:	3rd May 2016
Assessor & report author:	Tom Hurley, BSc(For)Hons, M Arbor A
Date report compiled:	5th May 2016
Method of delivery:	Electronic

Signed _____ **Date** *5th May 2016*

About the Author

Tom Hurley completed his Honours Degree in Forest Management (specialising in Arboriculture and Amenity Forestry) at the University of Aberdeen in 1994. After working for the Forestry Commission undertaking grant compliance inspections, Tom moved into local government as a Tree Officer for East Devon District Council, before running the West London office of the F A Bartlett Tree Expert Co, a job which included training at the company's laboratories in North Carolina. Since then he has primarily focussed on projects dealing with trees on development sites, as well as completing safety inspections and providing general arboricultural advice, including providing independent advice to local authority planners. Tom's portfolio of British Standard 5837 reports includes several infrastructure projects for Transport for London, new superstores for a number of the major UK supermarkets, and approaching one thousand smaller scale general development sites. As a level 6 tree inspector, Tom has been in his current role as Senior Consultant at Advanced Arboriculture since 2006 where his work includes preparing British Standard 5837:2012 reports, undertaking tree safety inspections for clients including Devon County Council and Devon and Somerset Fire and Rescue Service, and producing all the AutoCAD drawings for the consultancy. Tom is also a QTRA (Quantified Tree Risk Assessment) Registered User.

Executive Summary

The proposed development plot at 63-71 High Street, Hampton Hill, comprises a redundant office development with a large secure car park to the rear. Access is via a gated entrance off High Street, though a service road runs to the rear of the development plot off Holly Road.

While there are seven individual trees within the main development plot, a prolonged lack of management of these has rendered them in poor condition with one having died already.

There are a further four individual trees some distance outside of the main development boundary, located immediately adjacent to the service road which runs parallel to the rear of the site, the three largest of which are high quality specimens with significant visual amenity value.

There are not considered to be any arboricultural constraints on the main site at all, and the only significant constraints affecting the larger trees adjacent to the service road are associated with the provision of subterranean services and access during construction.

The loss of trees within the main section of the site can be comprehensively mitigated by the provision of new trees as part of a robust landscaping scheme, ensuring that the design proposals allow sufficient space for both crown and rooting development.

Limited further arboricultural input will be required as the project progresses to ensure that any threat to the trees adjacent to the service road is minimised, with a Tree Protection Plan and Arboricultural Method Statement being prepared as required.

1.0 Report Introduction

1.1 Purpose of Report

1.1.1 To inspect trees on the proposed development plot in accordance with BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations*. To comment on significant trees on the site or on neighbouring land adjacent to the development boundary where they may affect or be affected by development.

1.1.2 This report contains all the information required to enable a full and balanced evaluation of the trees on or adjacent to the proposed development plot. Whilst this information should be readily comprehensible for the majority of architects and local planning authority officers, online guidance notes have been produced to provide additional information on British Standard 5837:2012, its methodologies and application. A hyperlink and password allowing access to these guidance notes will have been provided under separate cover and is also available on request from Advanced Arboriculture.

1.1.3 The following abbreviations may be used in this report:

BS5837	British Standard 5837:2012
RPA	Root protection area
CEZ	Construction exclusion zone
TLP	Tree Location Plan
TCP	Tree Constraints Plan
TPP	Tree Protection Plan
AMS	Arboricultural Method Statement
LPA	Local planning authority
TPO	Tree Preservation Order

1.1.4 This document contains the following British Standard 5837:2012 components:

- Tree Survey
- Tree Constraints Plan

2.0 Information Summary

2.1 Survey Information	
Survey Date	3rd May 2016
Survey Weather	Sunny and calm
Survey Staff	Tom Hurley

2.2 Supplied Information			
Drawings	Source	Reference Number	Description
	CSL Surveys (Stevenage) Ltd	03816LH	Topographic Survey

All trees present on topographical survey?	Yes

2.3 Site Information	
Site Access Location	The main section of the site is accessible off High Street, Hampton Hill, with the rear service road accessible off Holly Road.
Site Access Ordnance Survey Grid Ref	TQ 1427 7082
Site Topography	The site is entirely flat.
Site Altitude	The site is approximately 17.0 metres above sea level.
Indicative Wind Exposure	Wind exposure is likely to be moderate.
Soil Type	Loamy soils with naturally high groundwater.
Current Site Use	The site currently comprises a redundant office development with associated car parking. The service road to the rear of the site serves the commercial units to the north-west of the site.
Site Structures	There are several buildings present on the site and some hard landscaping structures.
Site Surfaces	The significant majority of the site is covered by either tarmac or concrete.

2.3 Site Information	
Surrounding Land Use	North: Active development site; East: High Street then parkland; South: Mixed residential/office accommodation; West: Light industrial units.
Neighbouring Trees	None.
Public Rights of Way	The only public right of way adjacent to the site is High Street which runs along the eastern boundary of the property.
Overhead Services	None.

2.4 Legal Constraints	
Local Planning Authority	London Borough of Richmond Upon Thames
Tree Preservation Orders	There are no Tree Preservation Orders covering any of the trees on or adjacent to the site.
Conservation Area	The main area of the proposed development plot is within a Conservation Area, however, trees T8 through T11 are located outside of the Conservation Area boundary.

2.5 Survey Data	
Number of Trees	11
Number of Areas	0
Number of Groups	0
Number of Hedgerows	0
Number of Woodlands	0

3.0 Preliminary Tree Constraints Assessment

3.1 Outline Tree Stock Appraisal
• It is immediately clear from an inspection of the main section of the site that this former car park area has received negligible arboricultural management for some

considerable time. As a result, the condition of the trees on this section of the site is consistently very poor.

- The older trees which have been planted, notably Whitebeam T1, Robinias T3 and T4, and Hawthorn T5 have experienced some past management but, in the case of Whitebeam T1, its height reduction has resulted in a series of co-dominant stems developing from the inherently weak point of main crown break at approximately 2.0 metres above ground level, while in the case of the Robinias and the Hawthorn, they appear to have simply outgrown their limited rooting environments, resulting in their accelerated decline (total demise in the case of Hawthorn T5).
- Sycamore T2 is almost certainly a naturally regenerated specimen which is growing from between two adjoining hard surfaces. This tree, like the others in the main car park, has negligible future potential.
- There are two young, grafted ornamental Pears, T6 and T7, located in a small landscaped but overgrown area of the site adjacent to the northern boundary. These trees are not visible from any public areas and are not considered worthy of retention.
- The service road which runs between Holly Road and the rear of the proposed development plot features four individual trees. The smallest of these is Cherry T8, a small ornamental specimen located adjacent to the corner of the proposed development plot; this tree leans heavily and has negligible future potential. Maple T9 and Walnuts T10 and T11 are significantly larger trees set some distance from the actual proposed development plot (the nearest tree is 19.0m from the nearest corner of the site) which are planted at relatively close spacings immediately adjacent to the service road. Maple T9 is a good tree while Walnut T10 is an excellent specimen. Walnut T11 is somewhat dominated by T10 and this has resulted in it developing an unbalanced crown; this tree has a somewhat limited future potential due to the proximity of the larger Walnut immediately to the north-east.

3.2 Root Protection Areas

- Root protection areas have not been shown for trees T1 through T7 as none of these are considered worthy of retention in the context of any development of the site.
- The root protection area for Cherry T8 will certainly be constrained by the presence of the boundary block wall immediately to its south-east. The root protection area shown on the Tree Constraints Plan has been realigned accordingly.
- Maple T9 and Walnuts T10 and T11 are growing on a narrow strip of unsurfaced ground between the service road immediately to the north-west and the parking for The Mews immediately to the south-east. Inspection of the service road suggests

	that there are services present beneath the hard surfacing and there is a significant possibility that these trees will have experienced some root severance during installation or maintenance of these services in the past. It is reasonable to suggest that the significant majority of the rooting systems of these trees will be running longitudinally south-west – north-east, though some lateral spread to the south-east and north-west is also likely. Therefore the nominal root protection areas shown on the Tree Constraints Plan remain as circles with a radius as calculated by the British Standard 5837:2012 formula and there is clearly no possibility of any rooting from any of these larger trees encroaching into the main proposed development plot itself.
3.3	**Landscape and Visual Amenity Value**
	• There are only obscured glimpses of Whitebeam T1 and Sycamore T3 through the archway off High Street, and neither of these trees are of any note. • The remainder of the trees on the main section of the site are not visible from any public locations. • There are no trees present on the High Street frontage. • The only trees which can be clearly seen from any public locations are Maple T9 and Walnuts T10 and T11, the latter two of which are clearly visible from Holly Road and from High Street when looking across the length of The Mews. Cherry T8 is barely visible due to its small stature and distance from the public highway. • The surrounding area features reasonably high levels of canopy cover, particularly within the parkland to the east of High Street.
3.4	**Veteran Trees**
	• There are no veteran trees on site.
3.5	**Environmental Considerations**
	• There is potential for bird nesting particularly within the scrub areas on the main section of the site, and within trees T9 through T11. Accordingly we advise that any works to these trees be scheduled for a time outside of bird nesting season (1st March through 31st August). Please contact Advanced Arboriculture for further advice should tree felling or scrub clearance works be considered on this site during the bird nesting season. • We have not assessed the site for the presence of other protected species.
3.6	**Shading, Dominance and Nuisance**
	• The only significant shade is cast by Maple T9 and Walnut T10, however, this does not affect the main proposed development plot at all and therefore shading is not

considered to be an issue in the context of any development of the site.

- Similarly, these three trees are located some distance from the main section of the site and dominance and nuisance are also not considered to be an issue.

3.7 British Standard 5837:2012 Categorisation

- British Standard 5837:2012 category split:
  A: 1 (9%), B: 2 (18%), C: 5 (45%), U: 3 (27%)

3.8 Current Management Considerations

- The location of the trees on secured section of the site is such that any limb failure is unlikely to have any significant implications. Whole tree failure of either Robinia T3 or T4 could result in direct contact with the properties in The Mews, though whole tree failure is considered unlikely as these properties offer some shelter from the prevailing south-westerly winds.
- It will be necessary to continue to maintain a crown clearance of 5.0 metres above the service road from Holly Road to prevent high-sided vehicles making direct contact with the crowns of Maple T9 or Walnuts T10 and T11 during construction.

3.9 Site Access Considerations

- There are not considered to be any arboricultural constraints relating to access into the site from High Street as there are no trees on the main section of the site which are considered worthy of retention.
- There is also clear access along the majority of the north-western boundary of the site from the service road, noting that Cherry T8 is not considered to be a constraint in terms of development, and its removal (if necessary) could be effectively mitigated by the provision of new plantings in this area.
- Construction traffic accessing the site via the service road will need to take care when passing Maple T9 and Walnuts T10 and T11 to minimise the potential for damage to these trees by direct contact when passing them. This can be effectively controlled by the provision of tree protection measures comprising protective fencing for the duration of construction.

3.10 Tree Constraints Summary

- This site is considered to be almost completely unconstrained from an arboricultural point of view. The trees on the main section of the site are generally very poor specimens, or as in the case of Pears T6 and T7 and Cherry T8, small young specimens with limited visual amenity value.
- The only significant arboricultural constraints are presented by the three larger trees, Maple T9 and Walnuts T10 and T11 immediately adjacent to the service

road off Holly Road, however, these are a considerable distance from the main proposed development plot and thus the main constraints presented by these trees are associated with the installation or enhancement of any subterranean services running beneath the service road. It is likely that any new services (gas, water, surface and foul drainage, electricity and telecommunications) can either be connected into existing facilities running beneath the service road , or connected to services beneath High Street, however, if it is necessary to provide additional subterranean services within the root protection areas of these three trees, careful consideration will have to be given to the preparation of an arboricultural method statement which minimises the impact on these trees' rooting systems. Further guidance is also available in the National Joint Utilities Guidelines Volume 4, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*.

4.0 Arboricultural Impact Assessment

- A site layout has not yet been prepared.
- On completion of a site layout, an Arboricultural Impact Assessment can be undertaken. This may lead to recommendations for the modification of any layout prior to submission to the local planning authority.

5.0 Tree Protection Measures

- Tree protection measures will be prepared on completion of the final site layout.
- The local planning authority may request a full Tree Protection Statement and supervision schedule prior to granting full planning consent, or may include it as a condition of a planning approval.

6.0 Conclusions and Recommendations

6.1 It is considered that the site at 63-71 High Street, Hampton Hill, has significant development potential from an arboricultural point of view due to the very limited arboricultural constraints present, none of which affect the main development area at all.

6.2 The retention of Maple T9 and Walnuts T10 and T11 will maintain the important landscape elements which can be clearly seen from Holly Road, The Mews and, to a lesser extent High

Street. These trees are some distance from the main site (19.0m for T9, 26.5m for T10 and 31.5m from T11) and will not affect any development proposals.

6.3 The loss of trees T1 through T7, and possibly T8 if necessary, will have a negligible detrimental effect on the overall visual amenity value of the local landscape.

6.4 It is recommended that any development of the site includes a number of trees as part of the overall design and landscaping. It is acknowledged that the significant majority of these will probably need to be smaller maturing specimens due to inevitable space constraints, though the prevision of a larger tree with a moderate mature size as a feature specimen within the development would be highly desirable. We are able to provide recommendations for suitable species selection if required.

6.5 Prior to submitting a detailed planning application for the project, it will be necessary to prepare an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement. Given the limited tree constraints identified, these are unlikely to impose any onerous requirements on the development as a whole.

Report ends

Appendix A

Survey Data

- Tree Survey Data Schedule
- Arboricultural Works Specification

Tree Survey Data Schedule

The following section shows the results of the tree inspection. Abbreviations used in the survey are as follows:

Tree No	Corresponding to plan (may be prefixed with “N” for a neighbouring tree or “S” for a street tree)	
Species	Common name	
Ht	Detailed in metres	
Sprd	Crown spread as measured at the four cardinal points of the compass	
Stem Dia	Diameter at breast height in mm (1.5 metres above ground level), or measured in accordance with the prescribed British Standard protocol in the case of multi-stemmed specimens (see Annex C in British Standard 5837:2012 for full details)	
RPA	Root Protection Area radius in metres (derived from the British Standard 5837:2012 formulae)	
Ht to L/B	Crown height, as measured to the height of the lowest branch	
Dir	Direction from which the lowest branch arises	
Cr Ht	Height of crown above ground level	
Age Class	Y	Young (grown to less than one third of life expectancy)
	MA	Middle Aged (grown to between one to two-thirds of life expectancy)
	M	Mature (grown to over two thirds of normal life expectancy)
	OM	Over Mature
	V	Veteran
SULE	Safe useful life expectancy range in years	
Cond	Condition, both physiological and structural:	
	G	Good (trees with no significant defects)
	F	Fair (trees with some defects amenable to surgery)
	P	Poor (trees with significant defects)
BS Cat	British Standard 5837:2012 Category (see Table 1 in British Standard 5837:2012 for full details)	
m/s	Denotes multistem tree along with the individual stem diameters	
#	Denotes estimated value where access was not possible	

Data Type: Individual Trees **Site Reference: TH/X1364/0516** **Location: 63-71 High Street, Hampton Hill** **Inspection Date: 3rd May 2016** **Lead Surveyor: Tom Hurley**

Tree No.	Species	Tree Height	Crown Spread	Stem Dia (mm)	RPA Radius	RPA Area	LB Ht / Dir	Cr Ht	Age Cl	SULE	Cond Phys/Str	Observations	Recommendations	BS Cat
T1	Whitebeam	10.0	N: 5.0 E: 5.5 S: 5.0 W: 5.5	390	4.80	72	2.0/N	3.5	MA	10-20	G/P	• Tree growing from low concrete planter which is surrounded by hard surfacing • Main stem breaks into eight co-dominant stems at ~2.0m with an inherently weak union • Tree has very limited future potential • Tree located within Conservation Area	• Dismantle to near ground level to facilitate development	C1
T2	Sycamore	9.0	N: 4.5 E: 5.5 S: 4.0 W: 3.5	320	3.90	48	2.0/W	2.5	Y	10-20	G/P	• Probably naturally regenerated specimen growing out of concrete and lifting surrounding hard surfacing • Tree has been reduced to ~4.0m in the past • Tree has very limited future potential • Tree located within Conservation Area	• Dismantle to near ground level to facilitate development	C1
T3	Robinia	12.0	N: 4.5 E: 5.0 S: 5.0 W: 3.5	510	n/a	n/a	1.0/W	0.5	MA	<10	P/P	• Tree growing out of very shallow raised brick planter • Extensive epicormic and sucker growth • Significant deadwood and dieback throughout crown • Inherently weak union noted on first major limb on western side of main stem at ~3.5m • Tree has no future potential • Tree located within Conservation Area	• Dismantle to near ground level to facilitate development	U
T4	Robinia	12.0	N: 3.0 E: 4.5 S: 4.5 W: 4.0	450	n/a	n/a	3.0/W	1.0	MA	<10	P/P	• Moribund specimen growing out of raised brick planter • Extensive epicormic and sucker growth • Considerable deadwood and dieback throughout crown • Dense ivy present • Tree has no future potential • Tree located within Conservation Area	• Dismantle to near ground level irrespective of development	U
T5	Hawthorn	5.5	N: 3.5 E: 3.0 S: 0.0 W: 1.5	350	n/a	n/a	2.0/W	2.0	MA	<10	P/P	• Dead tree that has already partially collapsed • Extensive ivy present • Tree located within Conservation Area	• Dismantle to near ground level irrespective of development	U

Data Type: Individual Trees **Site Reference: TH/X1364/0516** **Location: 63-71 High Street, Hampton Hill** **Inspection Date: 3rd May 2016** **Lead Surveyor: Tom Hurley**

Tree No.	Species	Tree Height	Crown Spread	Stem Dia (mm)	RPA Radius	RPA Area	LB Ht / Dir	Cr Ht	Age Cl	SULE	Cond Phys/Str	Observations	Recommendations	BS Cat
T6	Pear	3.0	N: 2.5 E: 2.0 S: 2.0 W: 2.0	110	1.20	5	1.5/E	1.0	Y	10-20	F/F	• Small ornamental specimen with a dense congested crown • Grafted specimen • Tree not visible from any public locations • Tree located within Conservation Area	• Dismantle to near ground level to facilitate development	C1
T7	Pear	3.0	N: 2.0 E: 1.5 S: 1.0 W: 2.5	120	1.50	7	1.5/E	1.0	Y	10-20	F/F	• Small ornamental specimen with a dense congested crown • Grafted specimen • Tree not visible from any public locations • Tree located within Conservation Area	• Dismantle to near ground level to facilitate development	C1
T8	Cherry	4.5	N: 3.0 E: 1.5 S: 4.0 W: 4.0	140	1.80	10	2.0/W	1.5	Y	20-40	F/F	• Relatively small ornamental specimen • Tree features a leaning main stem and unbalanced crown • Tree separated from development plot by brick wall which is likely to be limiting the tree's root protection area to the south-east • Tree located outside of Conservation Area	• No works required at the present time	C1
T9	Maple	14.0	N: 6.0 E: 5.0 S: 5.0 W: 5.0	430	5.10	82	4.5/N	4.5	MA	>40	G/G	• Tree located on long thin unsurfaced strip adjacent to access road • Extensive services present beneath hard surfacing • Some deadwood and crossing limbs present throughout crown • Tree located outside of Conservation Area	• No works required at the present time	B2
T10	Walnut	11.0	N: 5.5 E: 6.0 S: 7.5 W: 6.5	650	7.80	191	2.0/S	3.5	M	>40	G/G	• Large attractive specimen located on long thin unsurfaced strip adjacent to access road • Large heavy limb extends to south at ~2.0m • Extensive ivy present • Tree located outside of Conservation Area	• Sever ivy at base of tree	A1
T11	Walnut	8.5	N: 1.5 E: 1.0 S: 5.5 W: 6.5	350	4.20	55	3.0/S	2.5	MA	20-40	G/F	• Tree located on long thin unsurfaced strip adjacent to access road • Crown heavily unbalanced due to proximity of Walnut T10 adjacent • Ivy present • Tree located outside of Conservation Area	• Sever ivy at base of tree	B2

Arboricultural Works Specification

General Considerations

- The appointed tree work contractor must ensure that all tree works comply with British Standard 3998:2010 (*Tree Works – Recommendations*).
- It is strongly advised that the appointed tree contractor is Arboricultural Association Approved to ensure high standards and a consistency of work.
- Unless otherwise stated, the need for stump removal is at the discretion of the client. If stumps are not to remain in situ, options for removal include grinding or mechanical extraction. Stump grinding will not remove all roots but does substantially reduce the bulk of any arisings. Mechanical extraction will require large mechanical plant and any stumps will require disposal, and this can potentially be expensive. If mechanical extraction is the preferred option then it will generally be prudent for the client to request that the appointed tree contractor leave all stumps at a height of 1.0 to 1.5 metres above ground level to increase the leverage which can be applied to them.
- Any prescribed tree works may require consent under Tree Preservation Order or Conservation Area legislation. Also, works on neighbouring trees or trees on the highway may require the owner's consent. This Arboricultural Works Specification does not constitute granted or implied consent, and it remains the client's responsibility to secure the necessary consents prior to the undertaking of any works; legal advice may be required to draw up any contracts as required.
- Advanced Arboriculture are able to assist in the preparation of tender documentation if required at the request of the client.

Wildlife & Countryside Act 1981 & Countryside & Rights of Way Act 2000

- Under the above acts it is an offence to recklessly damage or destroy the nest of a wild bird whilst in use or being built.
- Planning consent does not provide a defence against prosecution under these Acts.
- Trees and shrubs on this site may contain nesting birds between 1st March and 31st August.
- It is advisable to undertake a survey of the site before commencing any tree or shrub removal between these dates, to ensure that no nesting birds are present.
- Advanced Arboriculture are able to undertake a survey to identify the presence of bats or nesting birds if required at the request of the client.

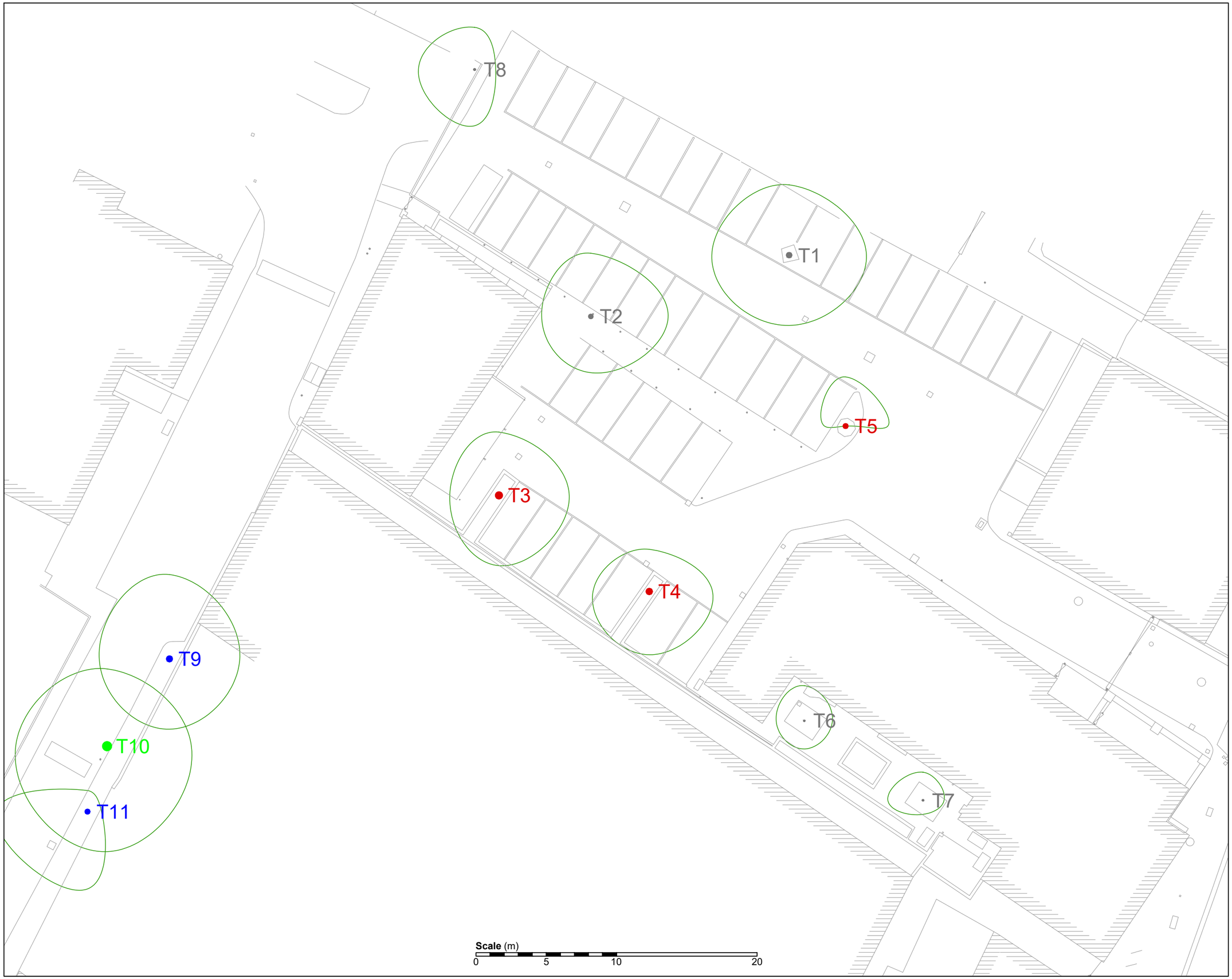
Tree No.	Species	Preliminary management recommendations
T1	Whitebeam	Dismantle to near ground level to facilitate development
T2	Sycamore	Dismantle to near ground level to facilitate development
T3	Robinia	Dismantle to near ground level to facilitate development
T4	Robinia	Dismantle to near ground level irrespective of development

Tree No.	Species	Preliminary management recommendations
T5	Hawthorn	Dismantle to near ground level irrespective of development
T6	Pear	Dismantle to near ground level to facilitate development
T7	Pear	Dismantle to near ground level to facilitate development
T8	Cherry	No works required at the present time
T9	Maple	No works required at the present time
T10	Walnut	Sever ivy at base of tree
T11	Walnut	Sever ivy at base of tree

Appendix B

Arboricultural Drawings

- British Standard 5837:2012 Tree Location Plan
- British Standard 5837:2012 Tree Constraints Plan



Key

- T1 Category A tree
- T1 Category B tree
- T1 Category C tree
- T1 Category U tree
- Crown spread
- Root protection area
- BS5837:2012 shade path
- Trees recommended for removal

N

Notes

•

Drawing Title:

Tree Location Plan

Location:

63-71 High Street
Hampton

Date:	Drawing Number:	Revision:
05.05.2016	TH/X1364/0516	1.0

Scale:	Paper Size:	Drawn By:
1:250	A3	TH

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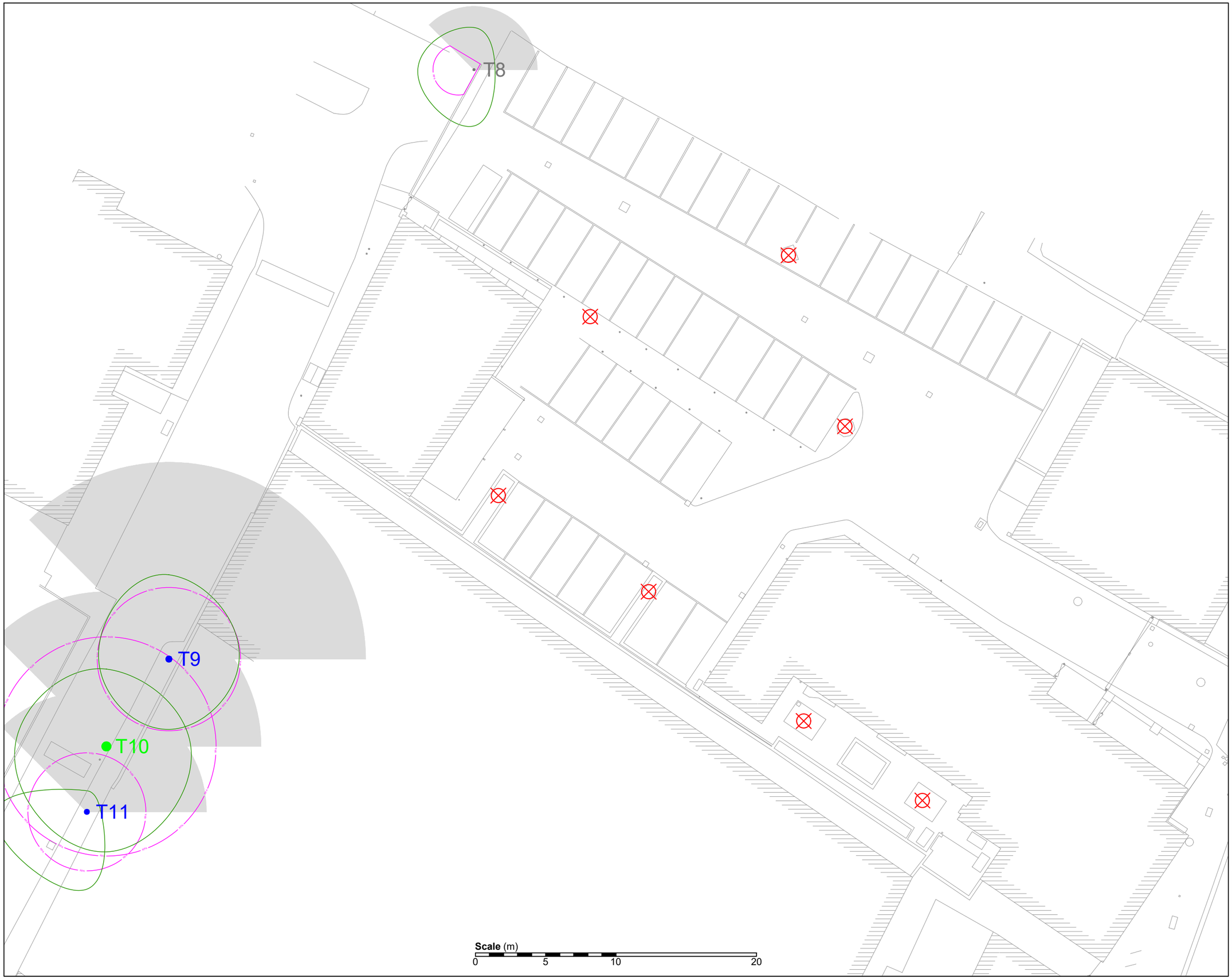

Key

- T1 Category A tree
- T1 Category B tree
- T1 Category C tree
- T1 Category U tree
- Crown spread
- Root protection area
- BS5837:2012 shade path
- Trees recommended for removal

N

Notes

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Drawing Title:

Tree Constraints Plan

Location:

63-71 High Street
Hampton

Date:	Drawing Number:	Revision:
05.05.2016	TH/X1364/0516	1.0

Scale:	Paper Size:	Drawn By:
1:250	A3	TH

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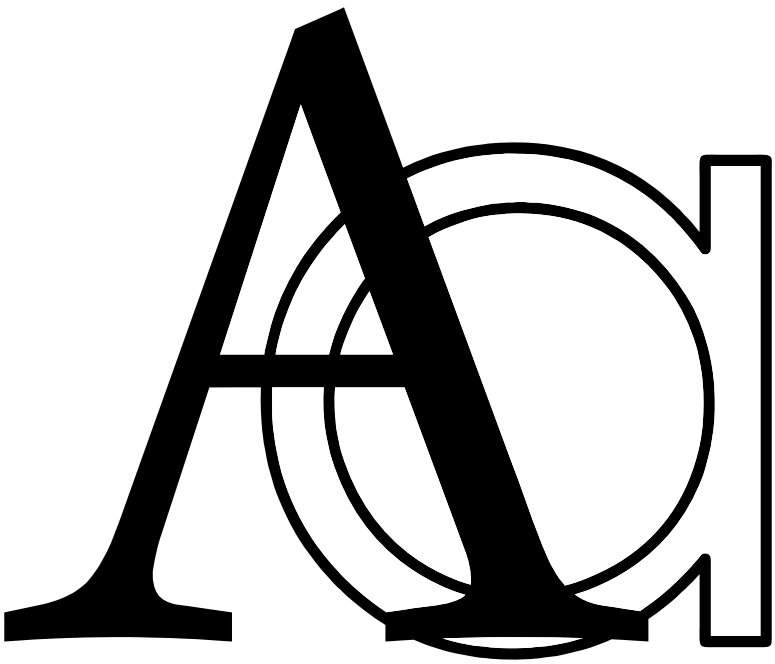

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