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Planning Ref: 19/2822/FUL

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

At:-

Hampton Police Station
Station Road
Hampton
TW12 2AX

On behalf of:-

Hampton Care Home Ltd
c/o Meedhurst Project Management Ltd
Sterling House
35 High Street
Ascot
SL5 7HG

Prepared by:

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Survey Date: 28th November 2019
Report Date: 2nd December 2019
Project no: 1435

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment relates to the proposed retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a Class C2 registered care home comprising 22 care suites and 67 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works. It has been instructed by Meedhurst Project Management Ltd, on behalf of Hampton Care Home Ltd.

1.2 The tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.3 This survey and report have been prepared in accordance with recommendations provided in BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.4 Documentation supplied:

- Topographical Survey
- PRC, Proposed Site Plan: drawing no: PL_010 Rev B
- PRC, Lower Ground Floor Layout: drawing no: PL_011 Rev B
- PRC, Ground Floor Layout: drawing no: PL_012 Rev B
- PRC, First Floor Layout: drawing no: PL_013 Rev A
- PRC, Second Floor Layout: drawing no: PL_014 Rev P1
- PRC, Proposed Elevations Sheet 1: drawing no: PL_020 Rev C
- PRC, Proposed Elevations Sheet 2: drawing no: PL_021 Rev C
- PRC, Proposed Elevations Sheet 3: drawing no: PL_022 Rev B
- PRC, Proposed Elevations Sheet 4: drawing no: PL_02 Rev C

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within influencing distance of the proposed development, with a stem diameter over 75mm at 1.5m height, located within the area shown on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree details have been added to the plan received, which is included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a "T", which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single Number, prefixed with a "G".
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)

- Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
- Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
- Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
- Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.

- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1.1 The London Borough of Richmond upon Thames Council website was viewed on 28-11-2019, which showed that the site is within the Hampton Village Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

4.1.2 Since the site is covered by a Conservation Area, six weeks notification must be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The proposed site plan is included as Appendix F and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.

5.1.2 The site contains a former police station, ancillary buildings and areas of hardstanding. Some buildings extend up to the boundary line. Elsewhere boundaries are enclosed by fencing. There are no trees within the site, only a group of self sown buddleja. To the front of the police station building and a small area of parking there are groups of low quality shrubs and a single tree (T6).

5.1.3 There is a line of sycamore trees (G1) growing within the adjacent property to the northeast. The tree bases are in quite close proximity to the building wall. No access was gained to survey the trees and their exact positioning is not known. Crown growth is predominantly to the east however there is some oversailing of the building to the west. Photos are included in Appendix F.

5.1.4 To the north there is a tree belt which runs alongside the football pitch in the Beveree Wildlife Site. The trees are growing on a steep bank, which slopes downwards towards the back of an ancillary building within the site. Trees that have greater potential to be impacted by the development have been individually surveyed and the remainder have been grouped as G14. At this stage access arrangements for the building construction in this area have not been detailed however it is assumed that scaffolding will be required.

5.1.5 The new care home includes a lower ground floor together with lower ground garden areas, which will require excavation below the existing ground level.

5.1.6 There are a number of small trees, shrubs and hedging within the curtilages of residential properties to the east. A closeboard fence is preventing access to this vegetation and any roots extending to the west are protected by the hard surface footpath that runs between the site and the properties.

5.2 Tree Work

5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.

5.2.2 One tree, one shrub and three shrub groups are proposed for removal, as detailed in section 6.1 below.

5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the Tree Schedule attached as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan attached as Appendix A. This shows the distance that construction must normally be kept back from a tree, to provide the Root Protection Area recommended in BS 5837.

5.3.2 For tree numbers G1, T11, T12, T13 and T15, where the building within the Root Protection Areas will have prevented root growth, the Root Protection Areas have been modified to reflect the more likely root distribution away from the building. In accordance with recommendations set out in section 4.6.2 of BS 5837, the Root Protection Areas have been shown as a polygons, of equivalent area.

5.4 Tree Protection Fencing

5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, attached as Appendix A. This provides full protection of the Root Protection Areas of all retained trees, other than for:

- areas shaded and hatched cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.

5.4.2 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS 5837:2012, which is reproduced in Appendix D.

5.4.3 To protect the stem of T8 heavy-duty plywood must be used to construct a solid 2m tall box, around the stem of the tree. No part of the box must be in contact with the tree, however polystyrene blocks can be wedged between the box and the tree stem to absorb any impact and to help keep the box in place.

5.4.4 Tree Protection Fencing must initially be erected immediately outside the building for demolition, where indicated “D” on the drawing, while demolition is undertaken, then moved to where indicated “C”, when additional working room is required for the erection of scaffolding.

5.4.5 After erection of Tree Protection Fencing, two days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site. Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.

5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA
KEEP OUT
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONSERVATION AREA STATUS
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION (TOWN & COUNTRY PLANNING ACT 1990)
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 Ground Protection Areas

5.5.1 The Ground Protection Area, which is shaded cyan on the Tree Protection Plan, contains hard surfacing which is protecting any underlying roots. No excavation must be permitted beneath the base course within this area.

5.5.2 Adjacent to the new building, where pedestrian movement and erection of scaffolding will take place within the Root Protection Areas of trees, a Ground Protection Area is shown on the plan. The Tree Protection Fencing must be erected 1.2m from the building line, with the ground between the fencing and the building protected by either 25mm plywood or side butting scaffold boards, on top of a compressible layer of sand or woodchips, laid onto a geotextile. Alternatively, scaffold boards can be fixed on a driven scaffold frame, so as to form a suspended walkway.

5.6 Special measures

5.6.1 Tree protection fencing has been specified and a ground protection area has been defined for the protection of offsite trees. However, due to the proximity of the existing and proposed buildings to trees, further protection of these trees must be fully considered and detailed in a demolition and construction method statement. The statement must include an appropriate demolition method to prevent damage to both the above ground parts of the trees and any roots which may be in close proximity to the existing building foundations. The statement must detail how building walls are to be demolished and how the foundations will be removed, where these are in proximity to trees. On no account must foundation removal include removal of ground back beyond the building line.

5.6.2 Where tree roots are exposed during the removal of foundations or excavation for the lower ground floor then these must be covered with hessian to prevent damage from desiccation or frosting until the areas between the roots and the new building can be backfilled with soil.

5.6.3 If additional access across Root Protection Areas is required for demolition or construction then the Arboricultural Method Statement and Tree Protection Plan must be updated to include any additional tree protection measures that may be required.

5.6.4 Where basement walls or trenches for new building foundations are to be located adjacent to tree roots then precautionary measures must be taken to prevent the toxic contamination of tree roots by cementitious products. An impermeable membrane must be used between tree roots and any part of the new building where concrete is to be poured or mortar utilised.

5.6.5 Scaffolding must be fitted with netting to prevent falling debris contacting and potentially damaging tree stems. An impermeable membrane must be located where necessary to prevent mortar falling during bricklaying works onto Root Protection Areas, where it could lead to the contamination of roots.

5.7 General measures

5.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.

5.7.2 No mixing of cement, or concrete, or storage of fuel must take place within 10m of retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.

5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.

5.7.5 A copy of the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.8 Bat roosts

5.8.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.9 Birds

5.9.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.10 Arboricultural Supervision

5.10.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to meet with/ liaise with the contractor, prior to construction or demolition starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.

- to meet with/ liaise with the contractor, to discuss and advise on additional tree protection measures to be factored into a demolition and construction method statement.

- to inspect Tree Protection Fencing and ground protection, prior to construction or demolition starting on site.

- as necessary, to advise on any issues at the request of the Local Planning Authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit pro forma, with copies circulated to the contractor, developer and the local authority Tree Officer within three working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / shrub groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category C – low quality: One tree – T6, one shrub – T7, and three shrub groups – G3, G5 and G9.

6.2 No trees of any significance are proposed for removal. The new building will be accommodated within an area that does not contain any existing trees. Garden areas are to be incorporated into the scheme, where new tree planting is shown on the plans. The new trees will provide benefits to the residents and staff of the new care home. Additional new planting is shown in areas to the front of the development, adjacent to Station Road, and to the east side, which will compensate for the removal of existing vegetation and will provide additional canopy cover.

6.3 Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back to ensure the future sustainability of trees. If large trees are too close to buildings, future occupiers may be likely to seek their reduction, or removal, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment. Section 5.2.2 of BS 5837:2012 states that "an indication of potential direct obstruction of sunlight can be illustrated by plotting a segment with a radius from the centre of the stem equal to the height of the tree, drawn from due North West to due East, indicating the shadow pattern through the main part of the day."

6.4 Shading patterns for key trees have been shown on the plan. This shows that a small section of the new care home is within a potential shading area. The area affected by tree shade contains dining areas on the ground and first floors, and a care suite on the second floor. It is considered unlikely in this particular case that the tree shade would result in future pressure for tree removal.

6.5 There is potential for damage to offsite tree during the demolition and construction period however provided the recommendations in this report are followed, then the arboricultural impact of this development on existing trees is considered acceptable. Arboricultural supervision has been included to assist with tree protection measures and a landscape plan, including new tree planting can be conditioned.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*

APPENDIX A

GROUND PROTECTION AREA TO ALLOW FOR THE ERECTION OF SCAFFOLDING WITHIN ROOT PROTECTION AREAS.

ROOT PROTECTION AREAS HAVE BEEN OFFSET TO REFLECT THE MORE LIKELY ROOT DISTRIBUTION.

TREE PROTECTION FENCING AND GROUND PROTECTION WILL REQUIRE ACCESS TO THIRD PARTY LAND. PERMISSION MUST BE OBTAINED FROM LANDOWNERS. THE ACCESS ROUTE FOR INSTALLATION AND FOR CONSTRUCTION MUST BE AGREED AND MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES.

ROOT PROTECTION AREAS HAVE BEEN OFFSET TO REFLECT THE MORE LIKELY ROOT DISTRIBUTION.

EXISTING BOUNDARY FENCING IS PROVIDING PROTECTION TO OFFSITE TREES, SHRUBS AND HEDGING.

HEAVY DUTY PLYWOOD MUST BE USED TO CONSTRUCT A 2M HIGH BOX TO SURROUND THE STEM OF T8, AS DETAILED IN THE ARBORICULTURAL METHOD STATEMENT.

N

Scale
0 5m 10m

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- D location: demolition/ground work
- C location: construction
- Ground Protection Area: existing hard surface
- Ground Protection Area: existing unsurfaced
- BS 5837 Shade Area

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JOB TITLE
HAMPTON POLICE STATION
STATION ROAD
HAMPTON

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
1453-01	

REVISIONS

SCALE	DATE	DRAWN BY
1:200atA1	DEC 19	C Fforde

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
G1	Sycamore	11 - 14	est 180 - 300					E1.5 W11	Semi-mature/ Early mature	Growing in adjacent property - no access to survey. Single and multi stem trees with stems in close proximity to building wall. Majority of crown growth to east but oversailing building to west by approx 2.5m. Basal growth on southern tree, with pruning wound at approx 3m where a stem has been removed.		15-30	B2	3.6	41
G2	Laurel	4 - 5	est 150					1.8	Early mature	Growing in adjacent property. Providing screening.		10-20	C2	1.8	10
G3	Buddleja	1.5	25					0.5	Early mature	Self sown shrubs.	Remove.	5-15	C2	0.3	0
T4	Birch	7.5	est 100	1	1.2	1.5	1	2.0	Semi-mature	Growing in adjacent property - base not inspected. Stem weaves. Twin leaders from 4.5m, with one snapped off. Low limbs trimmed to west.		15-30	C2	1.2	5
G5	Shrubs/Conifers	1 - 3	25	0	0	0	0	0.0	Mature	Area of dense shrubs and ornamental conifers. Mix including rose, euonymus, cotoneaster and lonicera nitida. All overgrown with ivy. Occasional self sown sycamore.	Remove to allow new landscaping.	5-15	C2	0.3	0
T6	Pine	7.5	320	1	2.5	1.5	1.5	1.0	Semi-mature	Growing through shrubs and engulfed in ivy - limited visual inspection. Two stems from base - est 2 x 225. Low limbs cut back to north, others broken out.	Remove to allow new landscaping.	10-20	C2	3.8	46
T7	Pyracantha	2.5	120	1	0.5	1	0.7	0.0	Mature	Six stems, average 50mm. Untidy shrub.	Remove to allow new landscaping.	5-15	C2	1.4	7
T8	London plane	14	350	3.5	2.5	3.5	2.5	4.5	Early mature	Pollarded street tree. Good vitality.		>40	B2	4.2	55
G9	Shrubs	0.5 - 2	25 - 50					0	Semi-mature/ Early mature	Mix including hebe, buddleja, self sown sycamore and holly.	Remove to allow new landscaping.	5-15	C2	0.6	1
G10	Pyracantha/Laurel	2 - 3	100 - 150					0.2	Mature	Clipped as hedge. Stems to back of chainlink fence.		10-20	C2	1.8	10
T11	Oak	16	est 590	4	7	5	5	2	Mature	Offsite tree growing on bank. Lateral from 2m to south but not in contact with building. Dense ivy. Dead and broken branches. Good landscape tree.	Remove section of ivy from base.	>40	B2	7.1	157
T12	Sycamore	12	500	6	4	2.5	3.5	6	Early mature	Offsite tree growing on bank. Slight lean to north. Lower laterals cut back from building. Ivy to upper crown.	Remove section of ivy from base.	15-30	B2	6.0	113

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T13	Sycamore	10	360	4.5	3	2.5	3	N4.5 S9	Early mature	Offsite tree growing on bank. Two stems - est 190 & 300mm. Engulfed in ivy. Basal growth. In decline.	Remove section of ivy from base. Remove basal growth. Re-inspect within 18 months.	5-15	C2	4.3	59
G14	Tree belt	2.5 - 12	50 - 450					1	Semi-mature-Mature	Offsite trees. Majority sycamore and plum, with elder and holm. Many low quality trees. Broken stems and branches. Ivy over stems. Bramble.	Clear rubbish and old fencing.	10-20	B-C2	5.4	92
T15	Sycamore	15	670	5	7	5	6	N6.5 S9	Early mature	Offsite tree on bank. Two stems from 0.8m - 440 & 500mm. Occasional dead and broken branches. Basal growth. Supporting roots to south. Crown cut back to south away from building.	Remove basal growth.	>40	B2	8.0	203
T16	Sycamore	15	est 480	5	3	4	3	7	Early mature	Offsite tree. Twin stem from approx 2.5m. Dense ivy and thicket of small sycamore around base prevents close access and limits visual inspection. Basal growth. Floodlight under crown to north.	Remove section of ivy from base. Remove basal growth. Re-inspect within 18 months.	20-40	B2	5.8	104

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

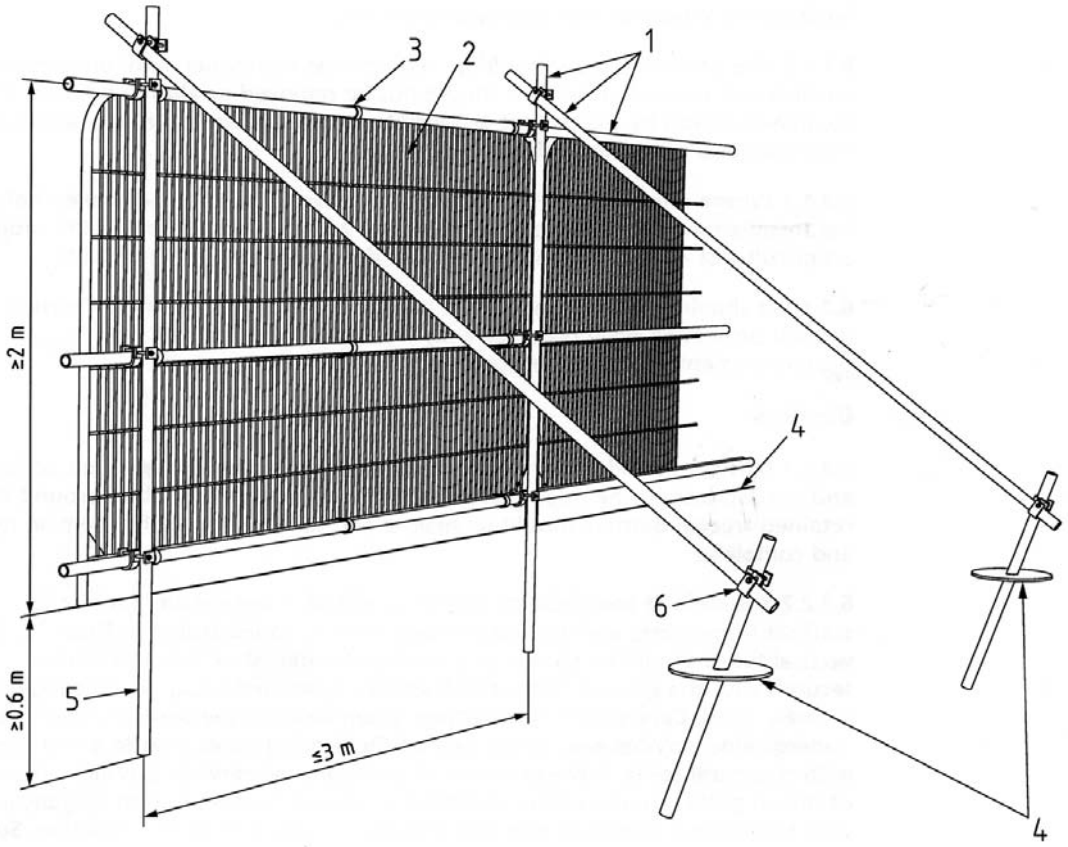
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
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)	See Table 2
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	See Table 2
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 150 mm	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 this 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	See Table 2

Default specification for protective barrier

Figure 2

Key

1. Standard scaffold poles
2. Heavy gauge 2 m galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

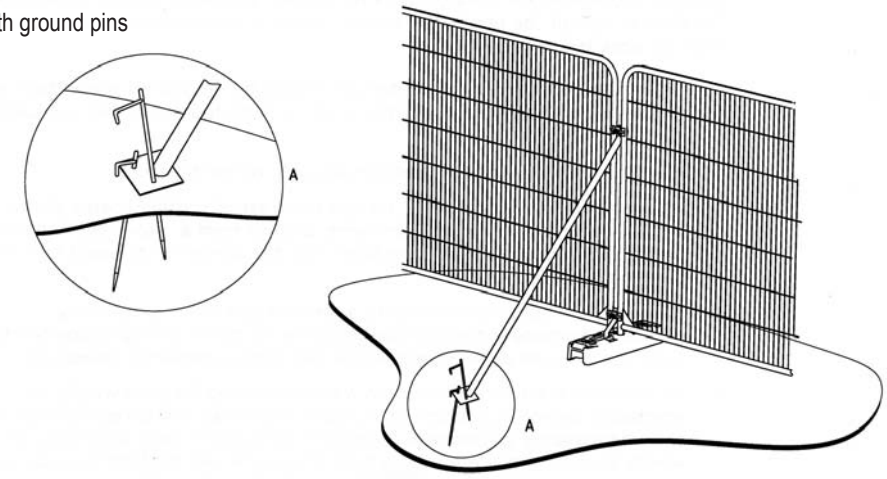
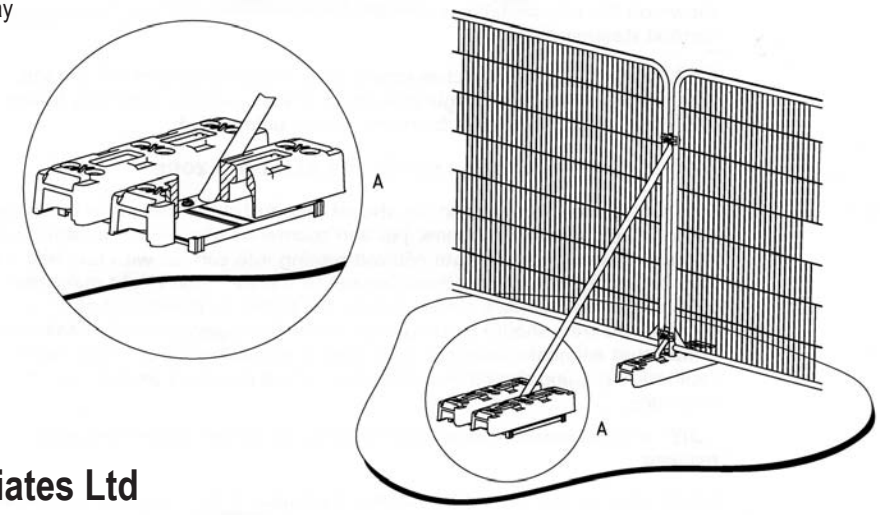
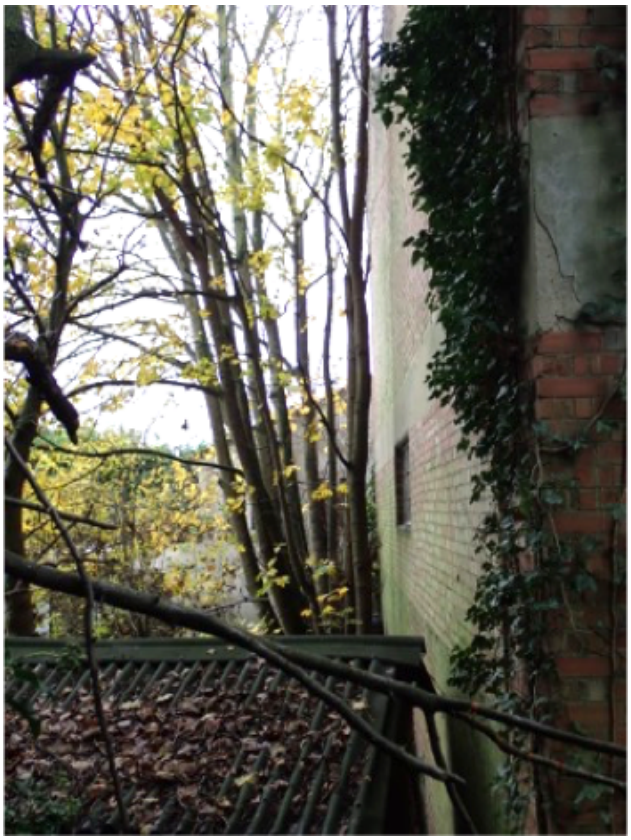


Figure 3b

Stabiliser strut mounted on block tray



Existing building to be demolished. Trees in view to the back and side of the building are located in adjacent sites.



Sycamore, G1, in adjacent property to east. Tree stems are in close proximity to building.

Views of rear wall of building that is to be demolished. Trees located in Beveree Wildlife Site will require tree protection measures for the duration of the demolition and construction period.

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantites to be reported to the PRC Group.

Revisions:		Drawn / Chkd:	Date:
A	Planning Issue	AM	29.08.2019
B	Parking update	AM	03.09.2019

North

Scale 1:200

0 10 20 m

Client:
Cinnamon Care Collection

Project:
Proposed Care Development
Station Road, Hampton

Drawing Title:
Proposed Site Plan

Scale @ A1:	Checked by:	Date:
1 : 200	MAS	05/22/19

Job No:	Stage _ Drawing No:	Rev:
11045	PL_010	B

Issue Status:

Construction Information Tender	☐	Preliminary Approval	☐ ■

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03/09/2019 17:30:57