



TREE ASSESSMENT REPORT

LOCATION: 23 Montague Road Richmond TW10 6QW

CLIENT: Jane Shalders

AUTHOR: Oliver Tong ND Arb TechArborA

DATE: 13th March 2023

REF: 0006



EXECUTIVE SUMMARY

Greenwood Environmental Ltd has been commissioned by Jane Shalders, to carry out an assessment of a pair of Black locust (*Robinia pseudoacacia*) trees located in the front garden of 23 Montague Road Richmond TW10 6QW.

And to prepare a report on their condition along with recommendations for appropriate arboricultural management.

A survey of the trees was carried out by the author on the 1st of March 2023.

Tree T1 is in a fair physiological and structural condition. It is causing direct root damage to surrounding hard landscaping and infrastructure.

Tree T2 is in a poor physiological and hazardous structural condition. This tree has advanced basal decay, which was probed to a depth of 400mm.

The trees are highly visible and prominent in the streetscape and therefore offer some amenity value. The loss of a single tree will significantly reduce this amenity value.

Various options have been considered in terms of the future management of these trees, however the most appropriate option is the removal of both trees to ground level and grinding out of the stumps below ground level.

To replace the loss of canopy cover and amenity value, a single suitable replacement tree should be planted.



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1 Limitations

- 1.1 The report refers to the condition of trees on the day that the assessment was undertaken. Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a one-year period from the date of the assessment. Any alteration to the site or re-development could change the current circumstances and may invalidate this report and any recommendations made.
- 1.2 The assessment of tree condition is based on a visual tree assessment (VTA) and results of any advanced assessments. We have not taken any soil / leaf or root samples for analysis and the tree has not been climbed but inspected from ground level only. The report is valid only for typical weather conditions. Healthy trees, or parts of healthy trees, may fail in normal weather situations, although the risk is significantly increased in storm conditions and as the consequences of such weather events are unforeseeable, Greenwood Environmental Ltd cannot be held liable for any such failures.
- 1.3 Trees are dynamic structures that can never be guaranteed to be 100% safe; even trees in good condition can suffer damage or failure under average conditions. Regular inspections by competent and / or suitably qualified arboriculturists will help to identify potential problems before they become acute.
- 1.4 Unless stated otherwise, assessments are limited to the above ground parts of trees and does not include assessment of the condition of belowground structural roots.
- 1.5 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.
- 1.6 This report is concerned solely with the condition of the trees and does not consider any effect that vegetation may be having or may have on nearby structures, which is considered outside the scope of this report.



2 Legal protection status of trees

- 2.1 Formal enquires have **not** yet been made regarding the legal protection status of the trees. However, the property is located within the St Matthias Richmond Conservation Area.
- 2.2 The Town and Country Planning (Tree Preservation) (England) Regulations 2012 allow for trees with high amenity value to be protected by tree preservation order (TPO), which can be applied on individual trees, groups, areas, and woodlands.
- 2.3 Trees located within a conservation area which have a stem diameter of 75mm or greater measured at 1.5m are automatically afforded similar protection as those with a TPO. Works to trees within these areas require that the LPA to be given 6 weeks written notice unless an exception applies. This notice period gives the authority an opportunity to assess the tree/s and consider whether a TPO should be applied or not.
- 2.4 An Order prohibits the: cutting down, topping, lopping, uprooting, willful damage, or willful destruction of trees without the LPAs written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.



3 Tree assessment summary

- 3.1 A survey of the trees was carried out by the author on the 1st of March 2023.
- 3.2 Tree T1 is in a fair physiological and structural condition. It is causing direct root damage to surrounding hard landscaping and infrastructure.
- 3.3 Tree T2 is in a poor physiological and hazardous structural condition. This tree has advanced basal decay, which was probed to a depth of 400mm.
- 3.4 Both trees have been subject to crown reduction pruning historically and subsequently have developed poor form atypical of the species and are generally unattractive in appearance.
- 3.5 Additionally, tree T2 has responded poorly to pruning and has developed areas of associated necrotic bark and decay at previous pruning points.



4 Conclusions

- 4.1 The trees are highly visible and prominent in the streetscape and therefore offer some amenity value. The loss of a single tree will significantly reduce this amenity value.
- 4.2 Both trees have a reduced life expectancy due to past management.
- 4.3 The direct root damage being caused by tree T1 will continue to worsen over time due to the poor positioning of the trunk in proximity to surrounding infrastructure and action of secondary thickening of the trunk and roots.
- 4.4 Tree T2 has advanced basal trunk decay and the ratio of decayed to sound wood is significant in terms of the likely strength loss and increased risk of failure, which is considered unacceptable in terms of the risk posed to people and property.
- 4.5 The trees have formed a cohesive canopy (group) and are providing companion shelter to each other; therefore, their management must be considered in this context, to avoid increasing the amount of expose and increasing the risk of failure if one were to be removed or significantly reduced in size.



5 Recommendations

- 5.1 Various options have been considered in terms of the future management of these trees, however the most appropriate option is the removal of both trees to ground level and grinding out of the stumps below ground level.
- 5.2 To replace the loss of canopy cover and amenity value, a single suitable replacement tree should be planted.
- 5.3 The replacement tree should be of a minimum size 18-20cm girth at the time of planting, the following species are considered a suitable choice for the site conditions and available space for future growth potential:
- *Betula utilis subsp. Jacquemontii* (White-barked Himalayan birch)
 - *Betula nigra* (River birch)
 - *Betula utilis subsp. Albosinensis* (Chinese red birch)
- 5.4 Tree planting should be carried out in accordance with BSI. BS 8545: 2014 Trees from Nursery to Independence in the Landscape.



APPENDIX A – Tree Survey Schedule



Tree ID	Common Name	Botanical Name	Height	Canopy Spread (m)	Stem Dia. (mm)	Life Stage	Physiological Condition	Structural Condition	Comments	Recommendations
T1	Black locust	Robinia pseudoacacia	16	8	370	Early-mature	Fair	Fair	Causing direct root damage to surrounding infrastructure, previously crown reduced.	Remove to ground level and grind stump
T2	Black locust	Robinia pseudoacacia	13	6	310	Early-mature	Poor	Hazardous	Previously crown reduced, wound with associated decay of lower trunk, multiple trunk wounds from previous pruning with associated decay and dieback, unbalanced canopy, dominated by adj tree, basal decay probed to 40cm	Remove to ground level and grind stump

Key

Tree No.: This number identifies the trees and corresponds with the provided plans. Trees are prefixed T, groups G and hedges H. Where stumps are identified the suffix S will be used.

Height: Measured in metres.

Trunk Diameter (Ø): Taken at 1.5m above ground level.

Radial Crown Spread: Measured in metres

Life Stage: This refers to the age of the individual tree relating to the average life expectancy of each species in a similar environment:

Y (Young): Recently planted or establishing tree that could be transplanted without specialist equipment i.e. up to 12-14cm stem girth.

SM (Semi-mature): An established tree but one which has not reached its potential ultimate height and has significant growth potential.

EM (Early mature): A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread and has a safe useful life expectancy.

M (Mature): A mature specimen with limited potential for any significant increase in size but with a reasonable safe useful life expectancy.

LM (Late mature): A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V (Veteran): An over-mature specimen of high value due to its age, size and/or ecological significance.

Physiological condition: Overall physiological condition of tree: Good; Fair; Poor; Dead

Structural condition: Overall structural condition of tree: Good; Fair; Poor; Hazardous



APPENDIX B – Images

Black locust Tree ID #1

Photo 1



Photo 2



Photo 3



Photo 4



Black locust Tree ID #2

Photo 1



Photo 2



Photo 3



Photo 4





APPENDIX C - References and Bibliography



- BSI. BS 8545: 2014 Trees from Nursery to Independence in the Landscape
- BSI. BS 3998: 2010: Tree work - Recommendations.
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- The Arboricultural Association (24/11/2015 - Last Modified: 01/07/2019) - A brief guide to legislation for trees.



APPENDIX D - General Guidance on Planning and Legislation for Trees



The following advice applies to England only and is for guidance purposes only. Some trees are protected by legislation, and it is essential that you establish the legal status of trees prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

Tree Preservation Orders (TPOs)

TPOs are administered by Local Planning Authorities (LPA) (e.g., a borough, district or unitary council or a national park authority) and are made to protect trees that bring significant amenity benefit to the local area. This protection is particularly important where trees are under threat.

All types of trees, but not hedges, bushes or shrubs, can be protected, and a TPO can protect anything from a single tree to all trees within a defined area or woodland. Any species can be protected, but no species is automatically protected by a Tree Preservation Order.

A TPO is a written order which, in general, makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order, or to cause or permit such actions, without the authority's permission. Anyone found guilty of such an offence is liable. In serious cases the case may be dealt with in the Crown Court where an unlimited fine can be imposed.

To make an application to carry out tree works you will need to complete an application form and submit it to the LPA. The form can either be submitted through the Planning Portal or directly to the LPA. You can find out more about TPOs in the Department for Communities and Local Government guide titled [Protected trees: A guide to tree preservation procedures](#) (withdrawn 7 March 2014) and its replacement [The National Planning Policy Framework and relevant planning practice guidance](#) document with particular reference to [Tree Preservation Orders and trees in conservation areas](#).

Conservation Areas

Normal TPO procedures apply if a tree in a conservation area is already protected by a TPO. But if a tree in a conservation area is not covered by a TPO, you have to give written notice to the LPA (by letter, email or on the LPA's form) of any proposed work, describing what you want to do, at least six weeks before the work starts. This is called a 'section 211 notice' and it gives the LPA an opportunity to consider protecting the tree with a TPO.



You do not need to give notice of work on a tree in a conservation area less than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees).

You can find out more about trees in Conservation Areas in the Department for Communities and Local Government guide titled [Protected trees: A guide to tree preservation procedures](#) (withdrawn 7 March 2014) and it's replacement [The National Planning Policy Framework and relevant planning practice guidance](#) document with particular reference to [Tree Preservation Orders and trees in conservation areas](#).

Trees and the planning system

Under the UK planning system, LPAs have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account when dealing with planning applications. Where trees are statutorily protected, it is important to contact the LPA and follow the appropriate procedures before undertaking any works that might affect the protected trees.

Planning conditions are frequently used by LPAs as a means of securing the retention of trees, hedgerows and other soft landscaping on sites during development and for a period following completion of the development. If it is proposed to retain trees for the long term then a TPO is often used rather than a planning condition. If valid planning conditions are in place then anyone wishing to undertake work to trees shown as part of the planning condition must ensure they liaise with the LPA and obtain any necessary consent or variation.

The nature and level of detail of information required to enable an LPA to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 of British Standard *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations* provides advice to both developers and LPAs on an appropriate amount of information that will need to be provided either at the planning application stage or via conditions.

Felling Licences

Felling Licences are administered by the [Forestry Commission](#). You do not need a licence to fell trees in gardens. However, for trees outside gardens, you may need to apply to the Forestry Commission for a felling licence, whether or not they are covered by a TPO. You can find out more about felling licences at [Felling Licences](#) quick guide (England) or in the Forestry Commission's booklet [Tree Felling – getting permission](#).



Sites of Special Scientific Interest (SSSI)

SSSIs (ASSIs in Northern Ireland) are designated by the Statutory Nature Conservation Organisation (SNCO) for each country of the United Kingdom. They include some of our most spectacular and beautiful habitats - large wetlands teeming with waders and waterfowl, winding chalk rivers, gorse and heather-clad heathlands, flower-rich meadows, windswept shingle beaches and remote uplands moorland and peat bog. Each SSSI will have a management plan and a list of operations requiring the SNCOs consent prior to carrying out works.

Any activity that recklessly or intentionally harms the SSSI (ASSIs in Northern Ireland) or its flora or fauna will be an offence liable on summary conviction to a fine not exceeding £20,000 or on conviction on indictment to an unlimited fine. If you know the name of the Site of Special Scientific Interest and want to know more about it, you can search for it by country at England, Wales, Scotland or Northern Ireland.

Restrictive Covenants

A restrictive covenant is a promise by one person to another, (such as a buyer of land and a seller) not to do certain things with the land or property. It binds the land and not an individual owner, it "runs with the land". This means that the restrictive covenant continues over the land or property even when the current owner(s) sells it to another person. Restrictive covenants continue to have effect even though they may have been made many years ago and appear to be obsolete.

Covenants or other restrictions in the title of a property or conditions in a lease may require the consent of a third party prior to carrying out some sorts of tree work, including removing trees and hedges. This may be the case even if TPO, CA and felling licence regulations do not apply. It may be advisable to consult a solicitor.

Further information

Further information about TPO legislation can be found in the latest [National Planning Policy Framework](#) with particular reference to [Tree Preservation Orders and trees in conservation areas](#).

More detailed information on TPOs: www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Flowchart-1-Making-and-confirming-TPO

**Source: The Arboricultural Association (24/11/2015 - Last Modified: 01/07/2019) - A brief guide to legislation for trees.*



High Hedges

Part 8 of the Anti-social Behaviour Act 2003 Allows local councils to deal with complaints about high hedges. When councils are determining a complaint, they must first decide whether the height of the high hedge is having an adverse effect on a neighbour's enjoyment of their home and/or its garden or yard. If it is, then councils can order the owner of a high hedge to take action to put right the problem and stop it from happening again. The legislation also allows councils to set and charge fees for handling these complaints.

The government has produced an information leaflet on the subject called Over the garden hedge, which can be found at the following web address:

<https://www.gov.uk/government/publications/over-the-garden-hedge>

Occupiers Liability Act 1957 and 1984 The Occupiers Liability Act (1957 and 1984)

Places a duty of care on tree owners to ensure that no reasonably foreseeable harm takes place to people or property due to their tree. 'Common sense risk management of tree (National Tree Safety Group 2012)' states that, 'The owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care in Common Law to all people who might be injured by the tree. The duty of care requires that reasonable steps are taken to avoid acts or omissions that could cause a reasonably foreseeable risk of injury to persons or property'.

Common law

Enables pruning back as far as the boundary line only, providing the work is reasonable and does not negatively impact tree health or safety. Other restrictions on tree works, such as tree preservation orders still apply.

Tree Work

All tree work should be carried out in compliance with BS3998: 2010 "Tree work – Recommendations", plus all relevant health and safety legislation, regulations and codes of practice.

Biosecurity

Where there is a risk of transferring pathogens to vegetation at other sites, felling and pruning equipment must be disinfected after use. Also consider brushing mud and debris from soles of boots, and spraying boots and vehicle tyres before leaving the site (suitable disinfectants include Propellar & Cleankill Sanitising Sprays). All disinfectants should be used in accordance with the recommended safety precautions (refer to the material data safety sheet for each product).



Wildlife & Countryside Act 1981 (as amended) and Countryside and Rights of Way Act 2000

It is an offence to intentionally or recklessly damage or destroy the nest of any wild bird while it is in use or being built. Please therefore check for the presence of nesting birds before commencing work. Where nesting birds are found to be present, the contractor must stop work immediately and postpone work until further notice.

Conservation of Habitats and Species Regulations 2010 (as amended)

This applies to European protected species which refers primarily to bats.

- (a) A person is guilty of an offence if he/she:
 - (i) deliberately captures, injures or kills a protected species,
 - (ii) deliberately disturbs a protected species,
 - (iii) damages or disturbs a breeding site or resting place.

When bats are found to be present, the contractor must stop work immediately and postpone work until further notice.



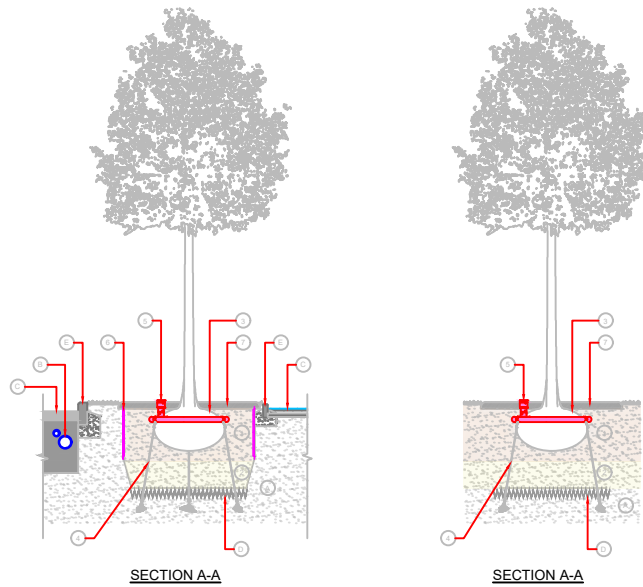
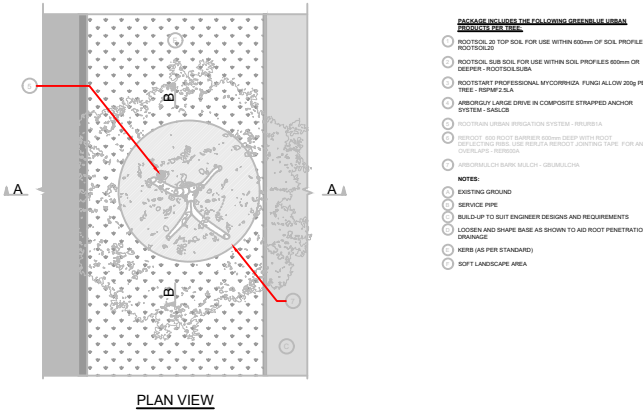
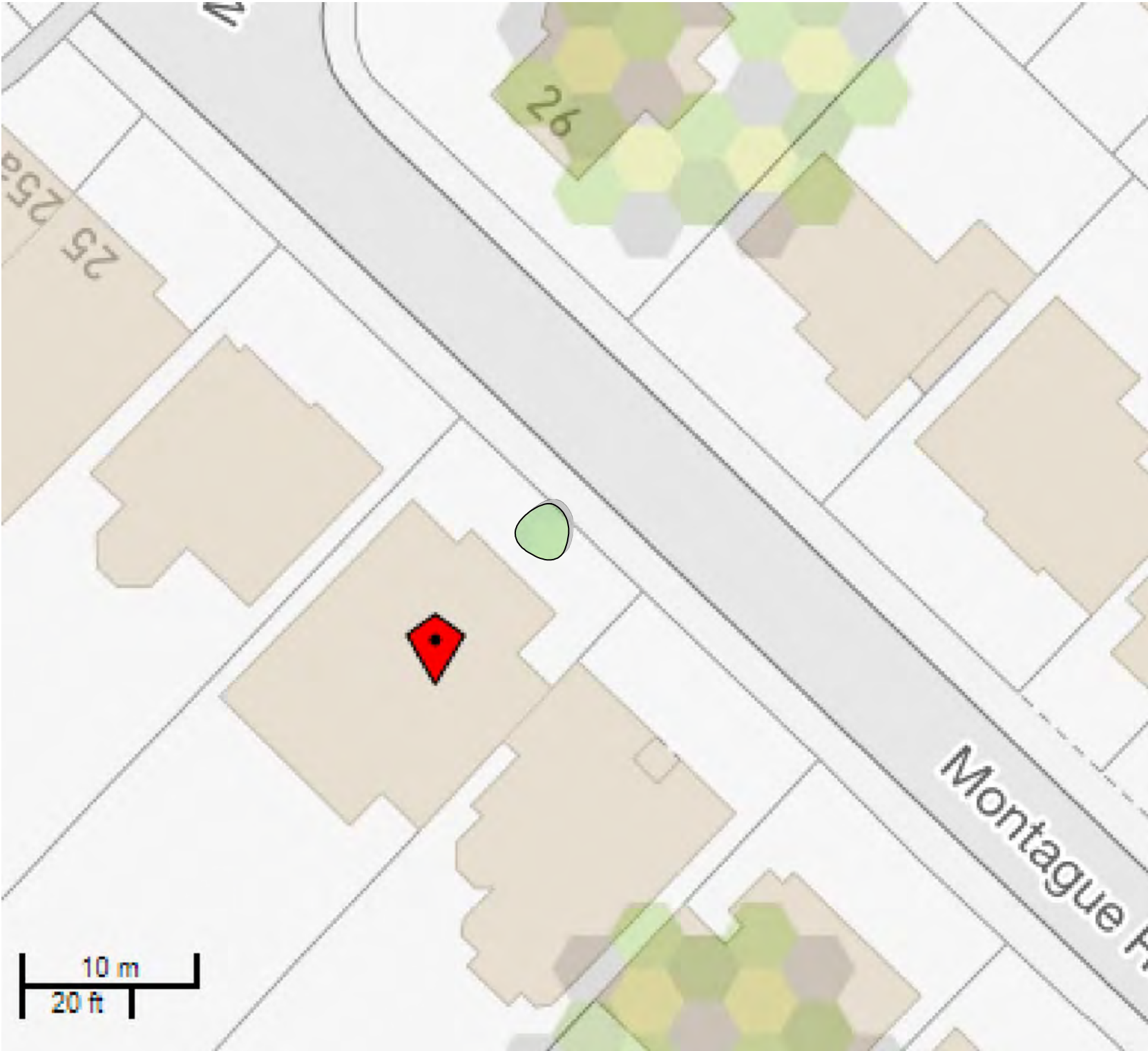
ANNEX 1 - Trees Location Plan

Trees Location Plan - 23 Montague Road, Richmond, TW10 6QW





ANNEX 2 – Proposed Tree Planting Plan



Proposed Tree Planting Plan



New tree location

INDICATIVE TREE PLANTING PROPOSALS

Proposed Planting Details & Specification:

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or machine rotavator. If any imported topsoil is required it should be placed to a depth of 300mm minimum.

Planting should preferably take place during the dormant planting season i.e. October to March, otherwise the contractor is responsible for regular watering to ensure the tree establishes successfully.

Tree Planting:

Standard specimen trees planted in locations indicated as per the following specification:

Excavate tree pit (300mm larger than root ball), fork over bottom of pit, plant tree with roots well spread out, backfill with excavated material incorporating compost at 1m³ per 3m³ of soil excavated and secured with timber stake and rubber tie and spacer.

Specimen Tree Planting

5.25m high, 18-20 cm girth heavy standard root balled trees to be pit planted including timber stake and rubber spacer to secure the tree in an upright position and bulky organic compost backfill planted in locations shown.

Maintenance Programme:

All new planting areas are to be subject to a 12 month maintenance regime.

The general maintenance management will include 12 visits per year in order to provide the following:

- comprehensive weed control
- checking the condition of tree stakes, ties, guards and fencing and making repairs or replacing where necessary
- ensuring that all plants remain firmly in the ground in an upright position
- watering during periods of dry weather
- pruning back of damaged / diseased growth
- topping up mulches reapply fertiliser as necessary
- replacing dead and dying plants on a yearly basis to achieve a minimum 90% establishment rate
- keeping planting beds and their surroundings tidy and free of litter.

NOTES:
PROPOSED TREE PLANTING SCHEME IS FOR ILLUSTRATIVE PURPOSES ONLY. FULL LANDSCAPING SCHEME TO BE UNDERTAKEN BY SPECIALIST



Site: 23 Montague Road Richmond
TW10 6QW

Client: Jane Sholders

Job: 0006

Drawing Title:

PROPOSED PLANTING PLAN



Tel: 020 8064 0870
hello@greenwood-env.co.uk

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Greenwood Environmental Ltd has been provided with a plan for this site, however as they do not always show the position of all trees and additional features, any missing trees or additional features have been positioned as accurately as possible and should therefore not be taken as exact but as a fair representation of their position on-site.

Date: 13/03/2023 Drawn by: OT

Scale: NOT TO SCALE CAD File: Tree Planting Plan 0006.dwg

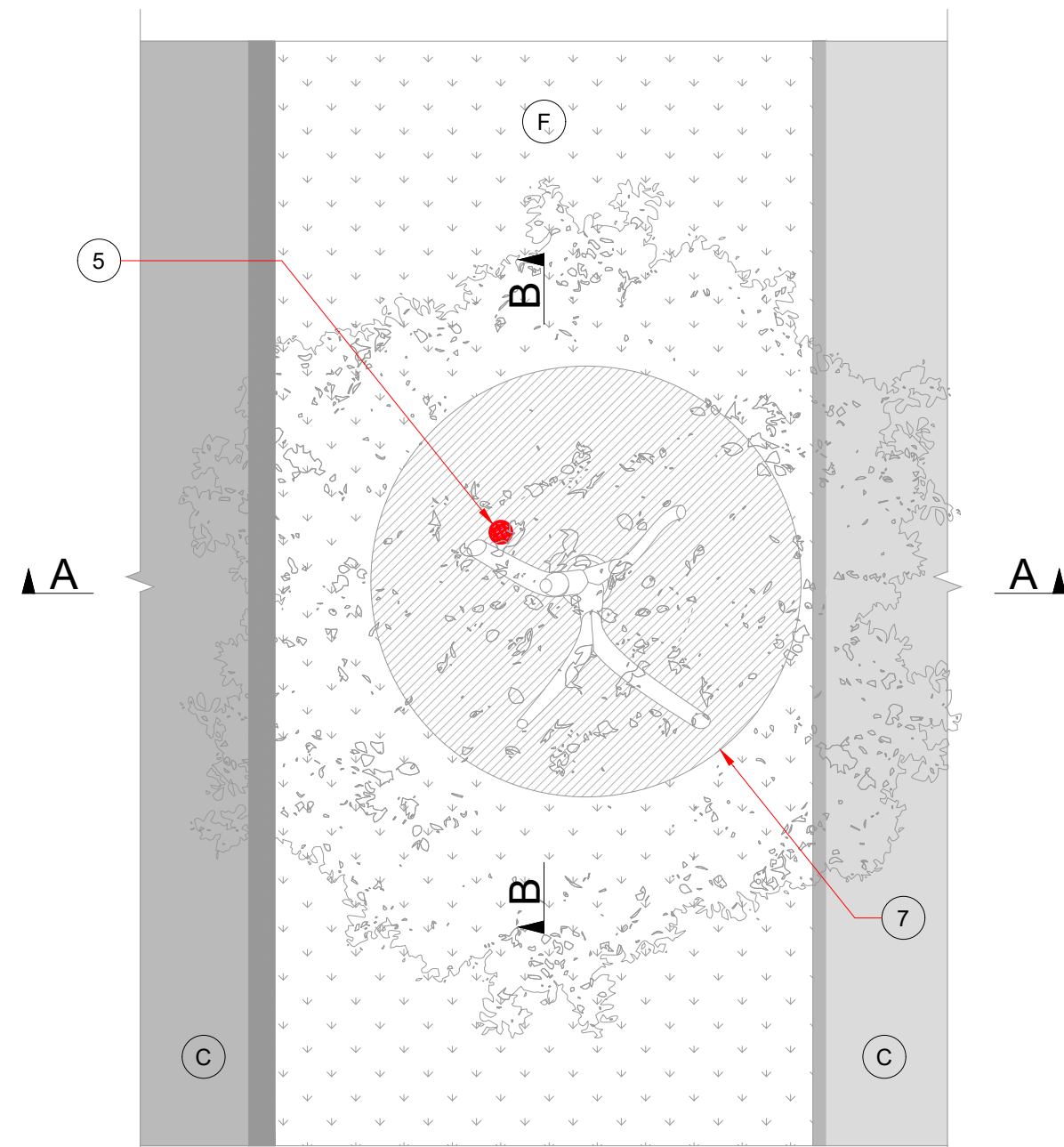
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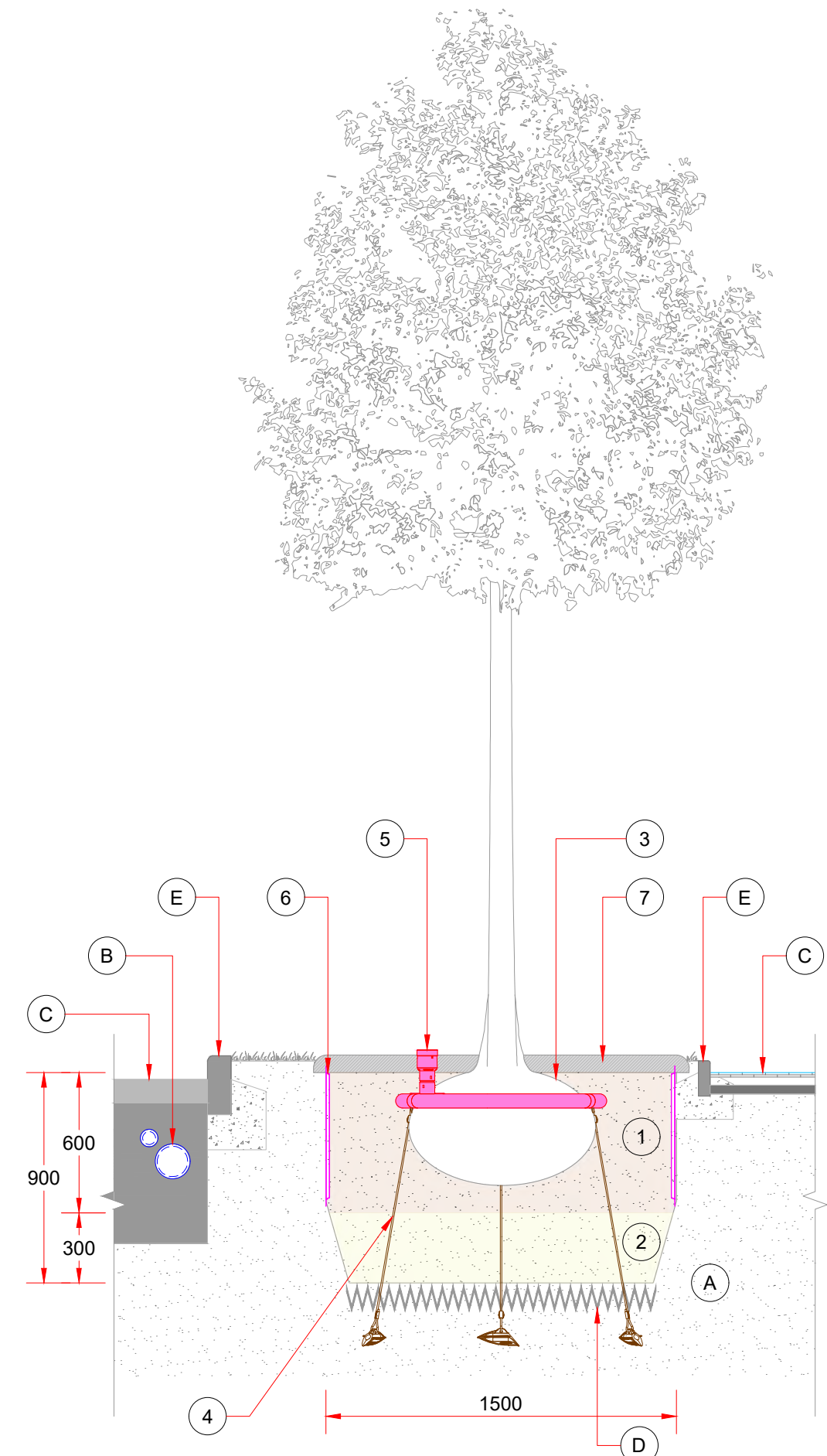
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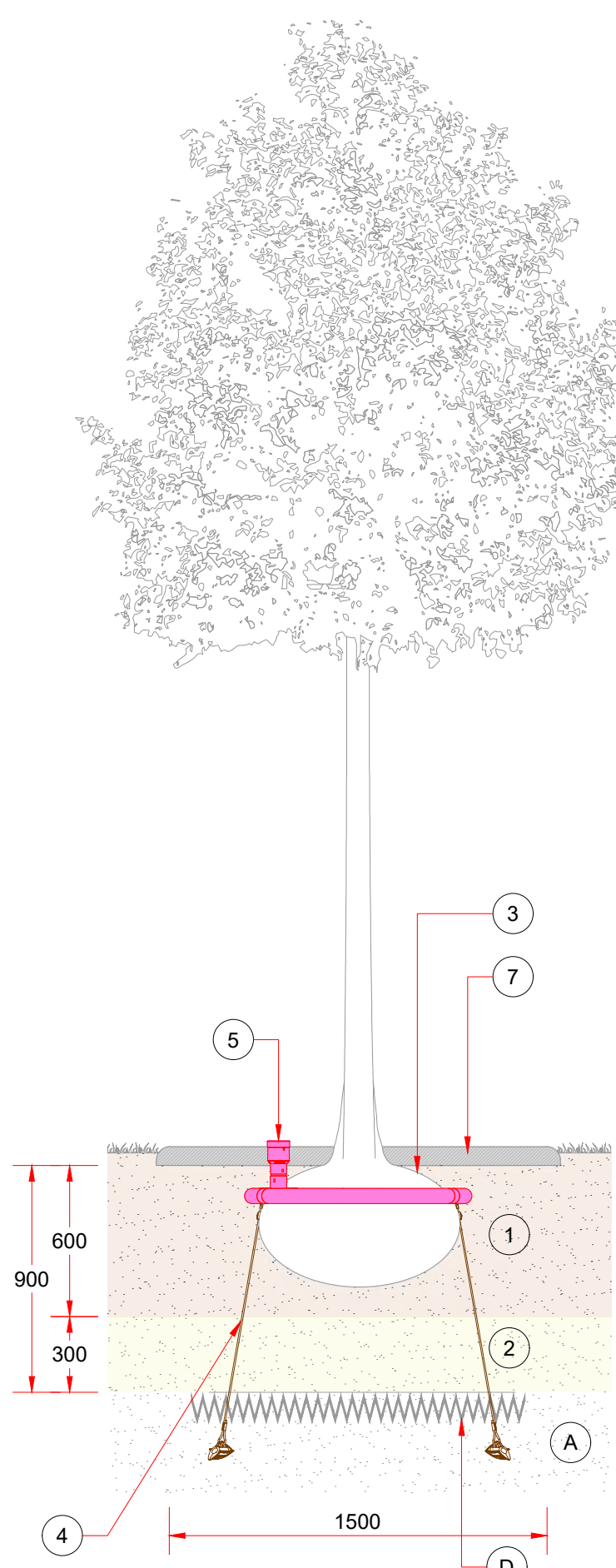
ANNEX 3 - Tree Planting Specification



PLAN VIEW



SECTION A-A



SECTION A-A

PACKAGE INCLUDES THE FOLLOWING GREENBLUE URBAN PRODUCTS PER TREE:

- ROOTSOIL 20 TOP SOIL FOR USE WITHIN 600mm OF SOIL PROFILE - ROOTSOIL20
- ROOTSOIL SUB SOIL FOR USE WITHIN SOIL PROFILES 600mm OR DEEPER - ROOTSOILSUBA
- ROOTSTART PROFESSIONAL MYCORRHIZA FUNGI ALLOW 200g PER TREE - RSPMF2.5LA
- ARBORGUY LARGE DRIVE IN COMPOSITE STRAPPED ANCHOR SYSTEM - SASLCB
- ROOTRAIN URBAN IRRIGATION SYSTEM - RRURB1A
- REROOT 600 ROOT BARRIER 600mm DEEP WITH ROOT DEFLECTING RIBS. USE RERJTA REROOT JOINTING TAPE FOR ANY OVERLAPS - RER600A
- ARBORMULCH BARK MULCH - GBUMULCHA

NOTES:

- EXISTING GROUND
- SERVICE PIPE
- BUILD-UP TO SUIT ENGINEER DESIGNS AND REQUIREMENTS
- LOOSEN AND SHAPE BASE AS SHOWN TO AID ROOT PENETRATION DRAINAGE
- KERB (AS PER STANDARD)
- SOFT LANDSCAPE AREA

NOTES

- ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
- GROUND INVESTIGATION SHOULD BE UNDERTAKEN PRIOR TO CONSTRUCTION STAGE. INFILTRATION TESTING TO BE UNDERTAKEN TO BRE365 STANDARDS AND MONITORING OF GROUND WATER LEVEL TO BE UNDERTAKEN TO ASSESS THE MAXIMUM WATER LEVEL.
- GREENBLUE PRODUCTS SHOWN IN THE COLORS ARE INDICATIVE ONLY ORIGINAL COLOR VARIES.

C	FEB2022	Standard Drawing GBU 3102	EB	SF	SF	SF
Rev.	Date	Description of revision	Drawn	Checked	Review'd	Approv'd

DRAWING STATUS

APPROVED

CLIENT

GREENBLUE URBAN

SCHEME TITLE

TREE PRODUCT PACKAGES

DRAWING TITLE

TREE PIT FOR SEMI MATURE
TREE IN SOFT PLANTING

DRAWING UNITS U.N.O.
ALL DIMENSIONS IN MILLIMETERS
UNLESS STATED OTHERWISE

SCALE AT A1 (841x594mm)
1:25@A1

DRAWING No. GBU-STANDARD-3102

REV. C

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Northpoint, Compass Park, Bodiam,
East Sussex, TN32 5BS
Sales and Service: +44 (0)1580 830800
Website: www.greenblueurban.com

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Greenwood



Greenwood Environmental Ltd 10749899 GB328956949 Juniper House, Warley Hill
Business Park, The Drive, Brentwood, Essex, CM13 3BE
hello@greenwood-env.co.uk