

Kensington Forum

QUEENSGATE
INVESTMENTS

Rockwell

Kensington Forum Hotel – London

ARBORICULTURAL ASSESSMENT | JUNE 2018



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Arboricultural Survey (BS5837:2012) & Impact Assessment

Site

Kensington Forum
London
SW7 4DN

Client

Rockwell Property

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Report Reference:

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1. Introduction

1.1 This report has been commissioned by Rockwell to survey, assess and provide an Arboricultural Impact Assessment for the trees sited at and within close proximity of the proposed development and associated construction site activities at Kensington Forum, 97 Cromwell Road, Kensington, London, SW7 4DN.

1.2 A site visit was conducted on Wednesday 30th August 2017 to survey and assess the trees. The weather at the time of inspection was dry and clear with warm temperatures.

1.3 The tree survey, report and recommendations have been compiled for 22 trees (T1-T22) surveyed within the site and the neighbouring public highway, including Ashburn Place (T1) and Cromwell Road (T20-T22)

1.4 The details of the subject trees are set out in the tree survey table in Appendix A. The trees were surveyed on the date and time shown above and the tree survey assessment information for the trees describing size, condition and surroundings are found within this appendix.

1.5 The trees located within the site are shown in site plans, Appendix B (T001-T007), and these correspond to the tree survey results table, Appendix A.

1.6 Photographs of the trees can also be found in Appendix C.

1.7 This report and the opinions within it have been produced by Marcus Foster, a qualified Arboriculturist holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

1.8 No additional documentation has been referred to relating to the trees or the building at this property for the compilation of this report.

2. Survey Details and Scope

2.1 The site survey included the 22 trees (T1-T22) as shown in the survey, Appendix A, and also highlighted on the site plans, Appendix B.

2.2 The trees were surveyed from ground level from within the site / property and from the public highway. The diameter of the trunks have been measured using a DBH tape at 1.5m height. The height of the trees have been estimated due to the difficult urban nature / public highway access and topography of the site for the use of a clinometer.

2.3 The following information was recorded for each tree and is shown in the Tree Schedule included in Appendix A:

- Number: an identity number which cross-references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Physiological Condition: G (good); F (fair); P (poor); D (dead)
- Structural conditions: Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012)

2.4 The information contained within the report reflects the condition of the specimens examined at the time of the inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

2.5 Information recorded in the tree survey, Appendix A is expanded in the report findings and preliminary recommendations have been made in *Section 5*.

2.6 Findings as shown within *Appendix A* and discussed within *Section 4* are also highlighted within *Appendix B* which also incorporates the Tree Constraints Plan (TCP) - T006 which addresses areas where arboricultural solutions are required.

3. Survey Limitations

3.1 No soil excavations have been carried out.

3.2 This report only considers the trees and conditions at the time of inspection.

3.3 No invasive tools were used during this site survey.

3.4 It should be noted that vegetation including shrubs within this / the neighbouring sites have not been included in the survey and report.

3.5 This report is preliminary and further investigations may be required in order to reach firm conclusions and/or further recommendations for action.

4. Findings and Discussion

Site Overview

4.1 There are 22 trees located within or within close proximity of the proposed development and associated construction site activities. All trees are generally sited on the boundary of the site either within the footprint of the property which incorporates public space, or the public highway (with the exception of trees sited within the gardens in closer proximity to the hotel) or the public highway.

4.2 The trees surveyed are located within the Royal Borough of Kensington & Chelsea; the property is not located within a Conservation Area.

4.3 The proposed development has the potential to affect the trees in the following ways:

- Amendment to existing footprint of building requiring for the removal of existing trees within proposed development / regeneration of gardens
- Demolition works of the existing development
- Potential excavations and construction site activities which will require for the removal of trees to allow for implementation of the development including:
 - For foundation works within close proximity of the proposed development where trees will be affected
 - For basement implementation works within close proximity of the proposed development in close proximity to the trees
- Compaction of the ground surrounding the trees during development and landscape process
- The use and storage of materials and chemicals on site within close proximity of the trees
- Damage to the tree canopies during the development process due to working methods / site access
- Landscape works within the RPA of retained trees which will require ground preparation and implementation of hard / soft landscape works as the final stage of the development
- The long-term impact of all associated works of the proposed development on the trees

4.4 All trees have been surveyed taking into account their condition, general health and form. In addition they have also been surveyed taking into account the amenity value that is offered in relation to both the landscape and surrounding buildings and streetscape. This report outlines the impact that the proposed development will have on the overall treescape and landscape; it provides recommendations to ensure that long-term amenity value for the area is both retained and enhanced.

4.5 The report has been written with close reference to the British Standard Guidance, British Standard 5837: 2012 'Recommendations for trees in relation to construction' (BS5837: 2012), which addresses the juxtaposition between trees and structures. The Arboricultural Impact Assessment highlights areas where the tree will require protection which should be addressed within an Arboricultural Method Statement (AMS) specific to the site and proposed scheme, and corroborating with all construction and landscape method statements as relevant.

Tree Survey Summary

4.6 All trees have been surveyed in accordance with BS5837: 2012 and have been rated as follows:

Category 'A' trees

Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'A' category trees have a **green** outline as denoted within the site plan key / survey.

T1, T6, T7, T8, T11, T13, T14, T15

Category 'B' trees

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons

- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'B' category trees have a **blue** outline as denoted within the site plan key.

T2, T9, T10, T12

Category 'C' trees

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons

- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Site Plan (Appendix B) those trees rated as 'C' category trees have a **grey** outline as denoted within the site plan key.

T3, T4, T5, T16, T18, T19, T20, T21, T22

Category 'U' trees

Trees 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.

Within the Site Plan (Appendix B) those trees rated as 'U' category trees have a **red** outline as denoted within the site plan key.

N/A

Tree Survey Notes in Relation to the Proposed Development

General Site Aspect

4.7 Kensington Forum Hotel as it currently exists is sited on the original site of Ashburn Garden Square and the associated properties which existed on Ashburn Place. The hotel encroaches upon the original garden square layout whilst having retained the main treescape of the western and southern boundaries. The large London Plane trees which fringe the site are remnants of the original garden square and provide a historic link to the original site.

4.8 The remaining original trees have been supplemented with new tree plantings within an informal garden space to the south west of the Hotel building where a combination of ornamental and larger tree species have been planted over the course of the past 20-40 years. In addition a soft landscape area exists to the north west of the building; this is a poorly landscaped area with self sown specimens and neglected shrub plantings only.

4.9 For the site, the public highway trees also serve to provide a landscape which frame the existing building both within close proximity (as included within the survey) and within the wider streetscape.

Tree T1 (public highway - Ashburn Place)

4.10 Tree T1 is a mature London Plane tree (*Platanus spp*) which is sited within the public highway - pavement area - of Ashburn Place to the south of the main Kensington Forum hotel exit point. The tree is generally structurally sound growing from a hoggin / breedon style gravel planting pit which also accommodates the expansive buttress roots growing to the east where the kerbstone has been removed to account for this growth. The tree comprises a balanced and compact canopy for species with the tree offering very good amenity value within the streetscape as currently exists; therefore this tree is rated as a 'A.1' (BS5837:2012) specimen.

4.11 Within the proposed scheme the tree requires retention with the following tree protection measures required to be outlined within an Arboricultural Method Statement (AMS):

4.11.1 TREE CANOPY REMEDIAL WORKS & PROTECTION

For retention of this tree significant pruning will be required to the western canopy with a remaining spread to most appropriate lateral lengths as outlined within an AMS to retain a compact pollarded shape which can remain both during the development (including erection of scaffolding) and for the long term. Appropriate long term management measures will also be implied from these works.

4.11.2 MAIN STEM PROTECTION

Tree protection measures to protect the main stem must be provided all works within the RPA which will provide protection from both within the site and from the public highway. A Construction Exclusion Zone (CEZ) should be implemented by a tree protection fencing plan which should include basal shuttering to enclose the main stem - as outlined within an AMS

4.11.3 ROOT SYSTEM PROTECTION

The basement footprint as currently exists (within the RPA of the tree) will not be amended and therefore further encroachment within the RPA will not be required. Should further excavations be required within the RPA of this tree the implementation of arboricultural solutions without detriment to health or structural integrity of the tree would be required as highlighted within an AMS

Trees T2 - T6

4.12 The trees within the soft landscaped / garden area to the south west of the existing hotel building are sited in what is likely an area which marginally overlaps with the original Ashburn Garden Square site. The trees within this area are plantings that date back as a maximum to the re-development of the site in the 1960's (tree T2) but largely are more recent additions. They are clearly distinguishable from the mature boundary plantings which relate to the original square plantings.

4.13 Two trees within this area provide good amenity value. Tree T2 is a Cappadocian Maple which has good form and is sited on a raised mound; tree T6 is a mature Tree of Heaven also with good form and amenity value sited within relative close proximity of the current building. Both trees in addition to trees T3 - T5 which comprise fair to poor specimens are sited within the proposed development footprint and area of associated construction site activities and are therefore recommended for removal.

4.14 The removal of trees within this garden area will require arboricultural solutions to account for loss of the trees which are visible from both the grounds of Kensington Forum hotel, the public highway and surrounding residential properties. A tree planting scheme to provide replacement and improved amenity value for the long term should be provided for the scheme to show that key attributes of the site as currently exists can be replaced.

Tree T7 (public highway - Ashburn Place)

4.15 Tree T7 is a mature London Plane tree which is sited within the raised gardens comprising Kensington Forum hotel on the original Ashburn Garden Square site. The tree has good buttress roots at the base, relative even on all sides with a cavity on the west from ground level to 300mm height. With string occluding vigour the cavity is approximately 100mm width exhibiting a *Ganoderma spp* fungal fruiting body. The tree comprises a balanced and mature canopy with over-extended form to the south east. The tree is offering very good amenity value within the streetscape as currently exists; therefore this tree is rated as an 'A.1' (BS5837:2012) specimen.

4.16 For tree T7 the Root Protection Area (RPA) is as follows:

T7 (London Plane) - 10.92m radius distance / 374.6m² area

4.17 Within the proposed scheme the tree requires retention with the following tree protection measures required to be outlined within an Arboricultural Method Statement (AMS):

4.17.1 TREE CANOPY REMEDIAL WORKS & PROTECTION

For retention of this tree pruning will be required to the north eastern canopy to allow for the development process and existence of the building for the long term ; these works required should be outlined within an AMS

4.17.2 MAIN STEM PROTECTION

Tree protection measures to protect the main stem must be provided for all works within the RPA which will provide protection from both within the site and from the public highway. A Construction Exclusion Zone (CEZ) should be implemented by a tree protection fencing plan which will also provide protection for the root system as highlighted below

4.11.3 ROOT SYSTEM PROTECTION

- The basement footprint as currently exists (within the RPA of the tree) will not be amended and therefore further encroachment within the RPA will not be required. Should further excavations be required within the RPA of this tree the implementation of arboricultural solutions without detriment to health or structural integrity of the tree would be required as highlighted within an AMS.
- Implementation of a Construction Exclusion Zone (CEZ) will be required to protect all soft landscape ground within the RPA of the tree and outside of the basement footprint

Trees T8 - T9 (southern boundary w/ Courtfield Road)

4.18 Trees T8 - T9 comprise 2 x mature London Plane trees (*Platanus x hispanica*) located on the southern boundary of the site bordering Courtfield Road. The trees are likely to be original plantings from the Ashburn Garden Square c. 140-160 years old. The trees all offer excellent amenity value and provide both a historic link to the original garden square and the enhancement of the landscape for this urban area with the characteristic London Plane species.

4.19 The trees are rated as 'A.2' category specimens (T8) and a 'B.1' specimen (T9). For tree T9, this hosts fungal fruiting bodies as described within *Appendix A* for which internal investigation is recommended to ensure the trees are structurally sound as it remains integral within the proposed scheme which broadly restores the original garden layout - see *Section 5*.

4.20 For trees T8-T9 the Root Protection Area (RPA) for each tree is as follows:

- T8 (London Plane) - 12.36m radius distance / 479.9m² area
- T9 (London Plane) - 9.24m radius distance / 268.2m² area

The likely root morphology of these trees is adventitious although the protection distances may broadly be in accordance with an even radius. Having been planted at a time of the original garden square, the development of the root systems would likely have been relatively even on both soft landscape and public highway ground. This would be due to the lesser compacted and less invasive hard landscapes which existed in close proximity of the trees on this boundary to the south and south west at time of planting and establishment. This location also presents that the development of the anchorage roots would have been favourable to the south and west in response to prevailing south westerly winds alongside the development of roots within the original gardens to the north.

4.21 For retention of these trees within the proposed scheme the following tree protection measures will be required to be outlined within an Arboricultural Method Statement (AMS):

4.21.1 TREE CANOPY PROTECTION

The trees which overhang Courtfield Road will remain protected by virtue of location outside of the site / within the public highway. For the northern canopies a tree works specification to provide protection from all associated construction activities will be required; these works should be specified alongside a general works specification which will ensure a balanced canopy shape is retained both collectively and individually alongside those works required for protective purposes

4.21.2 MAIN STEM PROTECTION

Tree protection measures to protect the main stem must be provided for all works within the RPA which will provide protection from both within the site and from the public highway. A Construction Exclusion Zone (CEZ) should be implemented by a tree protection fencing plan which will also provide protection for the root system as highlighted below

4.21.3 ROOT SYSTEM PROTECTION

- The basement footprint as currently exists (within the RPA of the tree) will not be amended and therefore further encroachment within the RPA will not be required. Should further excavations be required within the RPA of this tree the implementation of arboricultural solutions without detriment to health or structural integrity of the tree would be required as highlighted within an AMS.
- Implementation of a Construction Exclusion Zone (CEZ) will be required to protect all soft landscape ground within the RPA of the tree and outside of the basement footprint

Trees T10 - T15 (western boundary w/ Ashburn Gardens)

4.22 Trees T10 - T15 comprise 4 x mature London Plane trees (*Platanus x hispanica*), 1 x Oriental Plane tree (*Platanus orientalis*) and 1 x Holly (*Ilex aquifolium*) located on the western boundary of the site bordering Ashburn Gardens. The trees (with the exception of T12) as with T7-T9 discussed above are original plantings from the Ashburn Garden Square era and are likely 140-160 years old. The trees all offer excellent amenity value and provide both a historic link to the original garden square and the enhancement of the landscape and amenity value for this urban area.

4.23 Trees T11, T13, T14 & T15 are rated as 'A.2' category specimens with T10 and T12 'B.1' specimens. Tree T12 is a recent planting or self seeding of a Holly tree and does not offer significant amenity value being an understory tree which has a limited height and spread in relation to the remainder of the trees. For trees T10-T15 (with the exception of T12) the RPA for each tree is as follows:

- T10 (London Plane) - 11.4m radius distance / 408.3 m2 area
- T11 (London Plane) - 14.28m radius distance / 640.6m2 area
- T13 (London Plane) - 8.04m radius distance / 203.1 m2 area
- T14 (London Plane) - 10.02m radius distance / 326.9 m2 area
- T15 (London Plane) - 15.0m radius distance / 706.9 m2 area

4.24 As with the trees on the southern boundary the likely root morphology of these trees is adventitious with the protection distances likely broadly in accordance with an even radius for reasons described in *Section 4.19* above. However extent of root morphology to the east may be affected by the implementation of the development of the site as currently exists due to the construction of a basement and significant multi-storey development over 50 years ago, when tree protective measures may have adversely affected the tree roots on the outer eastern sections of the RPA of these trees.

4.25 For retention of these trees within the proposed scheme the following tree protection measures will be required to be outlined within an AMS Report:

4.25.1 TREE CANOPY PROTECTION

The trees where overhanging Ashburn Gardens will remain protected by virtue of location outside of the site / within the public highway. For the eastern canopies a tree works specification to provide protection from all associated construction activities will be required; these works should be specified alongside a general works specification which will ensure a balanced canopy shape for the trees collectively and individually is retained alongside those works required for protective purposes

4.25.2 MAIN STEM PROTECTION

Tree protection measures to protect the main stem must be provided for all works within the RPA which will provide protection from both within the site and from the public highway. A Construction Exclusion Zone (CEZ) should be implemented by a tree protection fencing plan which will also provide protection for the root system as highlighted below

4.25.3 ROOT SYSTEM PROTECTION

The provision of a CEZ adhering to the RPA will be required. Where encroachment within the RPA of trees T7-T9 for construction and landscape works is required site investigations will be required to determine root morphology and furthermore implement arboricultural solutions without detriment to the health or structural integrity of these trees

Trees T16 - T19 (soft landscape area to north west of building)

4.26 Trees T16 - T19 comprise 4 x fair to poor specimen trees within a raised soft landscape verge to the north west of the building and adjacent to the public highway on the corner of Ashburn Place and Cromwell Road. With the exception of T17, an early mature Norway Maple tree (*Acer platanoides*) - rated 'B.2', the trees are generally self sown and of poor quality being rated as 'C.2' specimens with a limited lifespan.

4.27 The prominent location means that they do offer some amenity value but this can be replaced and improved for the long term within the proposed scheme which seeks to restore the original gardens for this area of the site.

Trees T20-T22 (public highway - Cromwell Road)

4.28 The three trees to the north of the site sited on the adjacent public highway, Cromwell Road, are all London Plane trees. Trees T20 and T21 are located adjacent to each other close to the corner with Ashburn Place whilst tree T22 is located individually to the east on the corner with Ashburn Gardens.

4.29 All trees offer excellent amenity value being highly visible from all surrounding viewpoints including the hotel, public highway and neighbouring properties. The 3 trees are intrinsically linked to the streetscape and landscape of the borough and provide an important link to the surrounding green spaces. However their condition, having been originally planted within very close proximity to the carriageway of the public highway, is fair, only with significant damage to the main stems of each tree due to a combination of encroachment of the trees girth upon the public highway itself and the increasing vehicular traffic constraints which have resulted in multiple impacts between vehicle and tree.

4.30 For tree T22, with significant size of main stem comparable with the trees to the south and west of the site, means it is likely to be the original part of the Gunter Estate / Ashburn Square Garden development. The 2 trees to the west, T20 and T21 are likely planted to replace lost trees in this area as a later date as indicated by the smaller sized stems. The significant extent of damage to each of the trees is accounted for in the heavy reduction works which are clearly carried out on a cyclical basis. The lifespan of these trees is limited in comparison to those within the site and the trees are rated representing this factor with T20 a 'B.1' category specimen and T21-T22 both 'C.1' category specimens. It is also likely that a greater number of trees existed within this area linking the pavement area between T21 and T22 where no trees currently exist.

4.31 The RPA of trees T20 and T21 are located outside of the proposed development; tree T22's RPA is within the proposed development footprint to the south of the tree. For trees T20-T22 the RPA for each tree is as follows:

- T20 (London Plane) - 8.88m radius distance / 247.7 m² area
- T21 (London Plane) - 7.92m radius distance / 197.1 m² area
- T22 (London Plane) - 13.08m radius distance / 537.5 m² area

4.32 For trees T20 - T21 the RPA will not require encroachment other than for re-configuration of the landscape / garden square. These works require protection as highlighted below:

4.32.1 ROOT SYSTEM PROTECTION

The provision of and close adherence to an AMS Report within the RPA will be required where existing hard landscape is replaced with hard and soft landscape features associated with the proposed scheme

4.33 For tree T22 the encroachment within the RPA at basement and ground floor level would require for excavation works within the RPA and for continued cyclical management of the canopy to the south due to the proposed building line extending directly against the canopy. For retention of this tree within the proposed scheme the following tree protection measures will be required to be outlined within an AMS Report:

4.33.1 TREE CANOPY PROTECTION

The tree where overhanging Cromwell Road will remain protected by virtue of location outside of the site / within the public highway. For the southern canopy a tree works specification to provide protection from all associated construction activities will be required; these works should be specified alongside a general works specification which will ensure a balanced canopy shape for the tree. Permission for all tree works would be required from the tree owner / Local Authority

4.33.2 MAIN STEM PROTECTION

Tree protection measures to protect the main stem must be provided for all works within the RPA. A Construction Exclusion Zone (CEZ) should be implemented by a tree protection fencing plan which will also provide protection for the root system as highlighted below

4.33.3 ROOT SYSTEM PROTECTION

The provision of a CEZ adhering to the RPA will be required. Where encroachment within the RPA of tree T22 for construction and landscape works is required, site investigations will be required to determine root morphology and furthermore implement arboricultural solutions without detriment to the health or structural integrity of the tree

4.34 Whilst the extent of protective measures are highlighted above, the scale of the proposed development and overall impact on the treescape, landscape and streetscape requires for full consideration of trees T20-T22 to be undertaken. Whilst retaining good amenity value, the trees are in fair to poor condition from the vehicle impacts and general degradation of northerly buttress roots. Therefore in context of the wider scheme re-introducing the garden square within the landscape, tree planting for the long term within Cromwell Avenue where linking to Ashburn Garden Square for the long term could aim to provide an arboricultural solution for the long term.

Summary

4.35 The proposed development requires removal of trees within an urban site whilst also providing a significant opportunity to enhance the landscape for the long term by re-instatement of a historical landscape within this inner city borough where public spaces and considered tree planting can benefit the wider public.

4.36 The site as currently exists in relation to trees and their associated landscape within which they are sited, uses only the fringes of the site (southern and western boundaries) to its full potential. The inner hotel gardens (previously part of Ashburn Square garden) are largely closed off to the general public, apart from a public highway link from Courtfield Road to Cromwell Road and are clearly under used as a green space by the hotel itself. The proposed scheme can provide significant improvement of the use of this area via landscape regeneration which respects those existing and historical mature trees. The following key features allow for this within the scheme:

- Retention of all prominent trees on the boundary of the site
- Removal of trees within the garden area as currently exists with replacement to provide improved amenity value for the long term

4.37 It is important to note that where encroachments within the RPA of the retained trees are required for the proposed scheme, these are within the exiting basement footprint and for any additional excavations, investigative works in relation to root morphology and canopy protection for preparation and implementation of a comprehensive AMS report would be required. In addition, management of the crowns of all retained trees as provided within an AMS where affected by the scheme, both for the development process and for the future, requires detailed investigation and specification to provide a harmonious relationship between trees and building for the long term.

6. Appendices

Appendix A

Tree survey (BS5837:2012)

Kensington Forum
97 Cromwell Road
London
SW7 4DN

Colour Key: BS5837: 2012 (see Section 2.6)

-  Category A
-  Category B
-  Category C
-  Category U

Kensington Forum
Arboricultural Impact Assessment - Tree Schedule (BS5837:2012) - 310817

Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Visual Condition	Vigour	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius
T1	London Plane	17	580	N: 7 E: 7 S: 7 W:7	EM	G	G	A.1	40 years +	Neighbouring tree sited within public highway. Generally structurally sound at base with good buttress roots, accentuated to the west / south-west. Tree lightly leans to the south initially from breeding gravel / hoggin planting pit without kerbstone to accommodate expanding girth. Straight main stem to main union at 3-4m; compact balanced crown with good branch framework. Some crossing branches and some minor deadwood	152.2	6.96
T2	Cappadociam Maple	15	530	N: 8 E: 6 S: 7 W:6	EM	G	G	B.2	20-40 years	Tree is sited within main gardens of site. Generally structurally sound at base with good buttress roots and some evidence of root girdling with acutely angled exposed root to the north east. Tree sited on raised mound approx 300mm height from surrounding garden level for 3m radius sloping towards main garden level. Main stem in good condition, straight to union at 2.0m which is laterally formed north to south. Previous crown lifting wounds show strong / full occluding growth . A good branch framework and domed broad canopy is formed. Some decay on main leader @ 4m-6m showing seepage although largely occluded. Some deadwood throughout as is characteristic w/ species	127.1	6.36
T3	Leyland Cypress	16	440	N: 4 E: 4 S: 4 W:4	EM	F	G	C.2	10 years +	Tree has balanced shape characteristic with species. Dieback in entire upper crown @ 12-16m with selective dieback also within mid crown. Very limited vigour and annual growth for species (less than 200mm for 2017 growing season). Tree is ivy clad to 1.5m	87.6	5.28
T4	Oak	6	100	N: 1 E: 1 S: 3 W:2	Y	F	G	C.2	40 years +	Young tree, generally structurally sound and with fair form	4.5	1.2

Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Visual Condition	Vigour	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius
T5	London Plane	10	220	N: 3 E: 3 S: 5 W:1	EM	P	P	C.2	10 years +	Poor specimen heavily suppressed from larger surrounding trees. Growing mainly to the south west with poor form and limited long term potential. Previous tree works include crown lifting with occluding growth to wounds showing very low vigour. Minor deadwood throughout	21.9	2.64
T6	Tree of Heaven	18	430	N: 4 E: 6 S: 6 W:4	M	G	G	A.2	40 years +	Structurally sound at the base with good root flare. Main union at 2.5-3.0m where 3 main stems develop. Significant deadwood throughout. Apart from 1 x low brand main canopy growing to the east, north and south. Some branch dieback / deadwood throughout,	83.6	5.16
T7	London Plane	26	910	N: 8 E: 9 S: 10 W:8	M	G	G	A.2	40 years +	Large buttress roots at base, evenly distributed with some exposed feeder / lesser roots on surface. Cavity at the base to the west has decay fungus (0-0.2m height - unidentified (possibly Ganoderma spp). Main union at 4m where 4 main stems originate. Open canopy habit with historic crown lifting and selective pruning with excessive thinning in the past - pruning wounds generally well occluded / with strong vigour. Generally upright habit but arching south east lateral has lower pendulous growth over public highway than remainder	374.6	10.92
T8	London Plane	28	1030	N: 8 E: 8 S: 9 W:8	M	G	G	A2	40 years +	Tree has large buttress roots at base located within raised garden area 600mm from boundary wall retainer to south. Buttress roots have a. relative even distribution, although accentuated to west accounting for initial east to south east lean in main stem. Main stem to 12m height has all branches removed with wounds fully occluded. Selectively reduced and crown thinned. Upper canopy less dense with developing epicormic in mid canopy	479.9	12.36

Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Visual Condition	Vigour	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius
T9	London Plane	24	770	N: 8 E: 5 S: 7 W: 7	M	F	G	A.2	20 years +	Tree has fair buttress roots with a light lean to the east initiated at the base. Growing within 300mm of raised retainer boundary wall. Long wound on main stem from 1.0-1.6m @ 50mm width shows strong occluding growth and a Ganoderma spp fruiting bracket. Main union at 5m with a south west lateral and 4 main upright stems developing at 6m with associated smaller branches also. Lightly suppressed to the south west with main canopy growing in this direction over public highway. Some deadwood throughout and evidence of storm damage selectively	268.2	9.24
T10	Oriental Plane	18	950	N: 4 E: 6 S: 5 W: 7	M	F	G	B.2	20 years +	Large swollen base of stem to 2.5m with development of large and small burls all around to form swelling. Main union at 2.5m appears sound. Deadwood throughout with compact domed canopy - asymmetric	408.3	11.4
T11	London Plane	28	1190	N: 4 E: 6 S: 5 W: 7	M	G	G	A.2	40 years +	Tree has excellent buttress roots at base particularly to the north east and developing epicormic growth also. An initial lean to the south west (light). Main stem in good condition and the main union @ 5m where 2 x large approx 600mm diameter stems originate (1 x upright and 1 x southerly growing stem). Excellent branch framework throughout and an open canopy in mid - upper crown. Significant crown lifting with good occluding growth although some cavities. Selectively previously crown reduced particularly to east towards existing building. Minor deadwood throughout	640.6	14.28
T12	Holly	8	270	N: 3 E: 4 S: 3 W: 3	EM	G	G	B.2	20 years +	Dense epicormic growth at base - unable to fully inspect. Dense crown throughout, crown lifted previously to 2-3m	33	3.24

Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Visual Condition	Vigour	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius
T13	London Plane	28	670	N: 5 E: 6 S: 5 W:9	M	G	G	A.2	40 years +	Tree has fair buttress roots only at the base, located adjacent to low boundary retaining wall. Stem is in good condition and generally straight - large dead stub at 5m on south side. Originally pollarded at 7m. From this point 3 x main stems originate with associated smaller stems to give columnar habit. Pruning history includes crown thinning and selective crown reduction work. Some deadwood throughout	203.1	8.04
T14	London Plane	28	850	N: 6 E: 4 S: 5 W:9	M	G	G	A.2	40 years +	Tree has good buttress roots, particularly to the north east with an initial lean in this direction - straightening at 6m where possibly originally pollarded. On main stem at 5m (east) a cavity of unknown extent which is strongly occluding. 3 main stems give way to a large and upright columnar crown. Where previously pruned all wounds show string occluding growth. Minor deadwood throughout	326.9	10.02
T15	London Plane	28	1280	N: 10 E: 7 S: 10 W:9	M	G	G	A.2	40 years +	Tree located adjacent to boundary wall - 300mm distance from western buttress roots. Main union @ 4.0m appears sound with large stem to west previously removed and strongly occluded. Main union at 6m with 2 x main stems - 1 x upright incorporating large south westerly lateral and 1 x stem to north west. Open domed canopy - large - previously crown thinned on a cyclical basis and selective crown reduction works also	706.9	15
T16	Ash	8	270	N: 4 E: 2 S: 4 W:3	EM	F	P	C.2	10 years +	Tree leaning to the north, significant deadwood throughout and generally poor form with bark damage	33	3.24
T17	Norway Maple	7	190	N: 4 E: 3 S: 3 W:1	EM	F	F	B.2	20 years +	Tree has good buttress roots and generally structurally sound at the base. Minor deadwood throughout. Balanced, compact / developing shape	16.3	2.28

Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Visual Condition	Vigour	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius
T18	Norway Maple	5	110	N: 2 E: 1 S: 1 W:1	Y / EM	P	F	C.2	10 years +	Largely dead tree in upper crown - generally poor form and limited lifespan potential	5.5	1.3
T19	Ash	5	100	N: 3 E: 2 S: 1 W:1	Y / EM	F	F	C.2	10 years +	Tree surrounded by dense shrub growth, generally fair to poor form with main union at 2.0m - deadwood throughout	4.5	1.2
T20	London Plane	18	740	N: 4 E: 5 S: 3 W:5	M	F/P	G	C.2	10 years +	Tree is sited on public highway directly adjacent / no curbstone between carriageway and main northern buttress. Exposed buttress roots set within 3m x 1m hogging dressed planting pit. Stem wounds to north due to vehicle impact likely on multiple occasions - strong occluding growth but wounds significant. Tree likely originally pollarded at 10-12m, good branch framework to form high pollard points / cyclically crown reduced tree with works last carried out 2 years ago	247.7	8.88
T21	London Plane	18	660	N: 4 E: 4 S: 4 W:3	M	F/P	G	C.2	10 years +	Tree is sited on public highway directly adjacent / no curbstone between carriageway and main northern buttress. Tree otherwise has good buttress roots set within hogging dressed planting pit - 3m x 1m. Light initial lean to north gives way to a main stem with large wounds on north side @ 1.8m-3.5m with strong occluding growth but structural integrity for the long term compromised. Main union is at 7-8m with all branches crown lifted to this height and tree now a significantly reduced specimen (cyclically) with works last carried out 2 years ago	197.1	7.92
T22	London Plane	18	1090	N: 5 E: 4 S: 5 W:5	M	F/P	G	C.2	10 years +	Tree is sited on public highway directly adjacent / no curbstone between carriageway and main northern buttress. Tree otherwise has good buttress roots with exception of south west buttress which has extensive decay (extent undeterminable without further investigation) set within hogging dressed planting pit - 3m x 1m. Significant decay at 0.7m on northern side at 0.7m - 300mm width with moderate occluding growth. Tree leans lightly to east, main union / previous pollard point at 8-10m - tree now a significantly reduced specimen (cyclically) with works last carried out 2 years ago	537.5	13.08

Appendix B

Existing & Proposed Plans
Including
Tree Constraints Site Plan
(BS5837:2012)

Kensington Forum
97 Cromwell Road
London
SW7 4DN

*Do not scale from Appendix B
separate PDF attached

T001 Existing Tree Survey
T002 Proposed Tree Survey
T003 Proposed Ground
T004 Proposed Basement 01
T005 Proposed Basement 02
T006 Tree Constraints Site Plan



KEY	
	CATEGORY A
	CATEGORY B
	CATEGORY U
	RPA (RADIUS)

056837 (2012) TREE SURVEY NOTES
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Revisions		Checked
Rev	Date	
1	14.09.2017	ISSUED FOR INFORMATION
2	15.09.2017	ISSUED FOR INFORMATION
JOB TITLE		KENSINGTON FORUM
DWG TITLE		EXISTING TREE SURVEY
SCALE	DATE	
1:250@A1	SEPT 2017	
JOB NO	DWG NO	
173	1001	



KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	RPA (RADIUS)

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Revisions			
Rev.	Date	Issued	Checked
A	14.09.2017	ISSUED FOR INFORMATION	MF
B	28.09.2017	REVISED & ISSUED FOR INFORMATION	MF
C	21.04.2018	REVISED & ISSUED FOR INFORMATION	MF
	18.06.2018	REVISED & ISSUED FOR INFORMATION	MF

JOB TITLE:	KENSINGTON FORUM
DWG TITLE:	PROPOSED TREE SURVEY: Ground
SCALE:	DATE: SEPT 2017
SCALE: 1:250@A1	
JOB NO: 173	DWG NO: 1002

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KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	RPA (RADIUS)

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1	14.09.2017	ISSUED FOR INFORMATION	MF
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3	12.04.2018	REVISED & ISSUED FOR INFORMATION	MF
4	15.06.2018	REVISED & ISSUED FOR INFORMATION	MF

JOB TITLE
KENSINGTON FORUM

DWS TITLE
PROPOSED TREE SURVEY:
GROUND WITH RPA

SCALE
1:250@A1

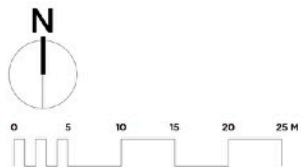
DATE
SEPT 2017





JOB NO
173

DWS NO
1003

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	CATEGORY C
	CATEGORY U
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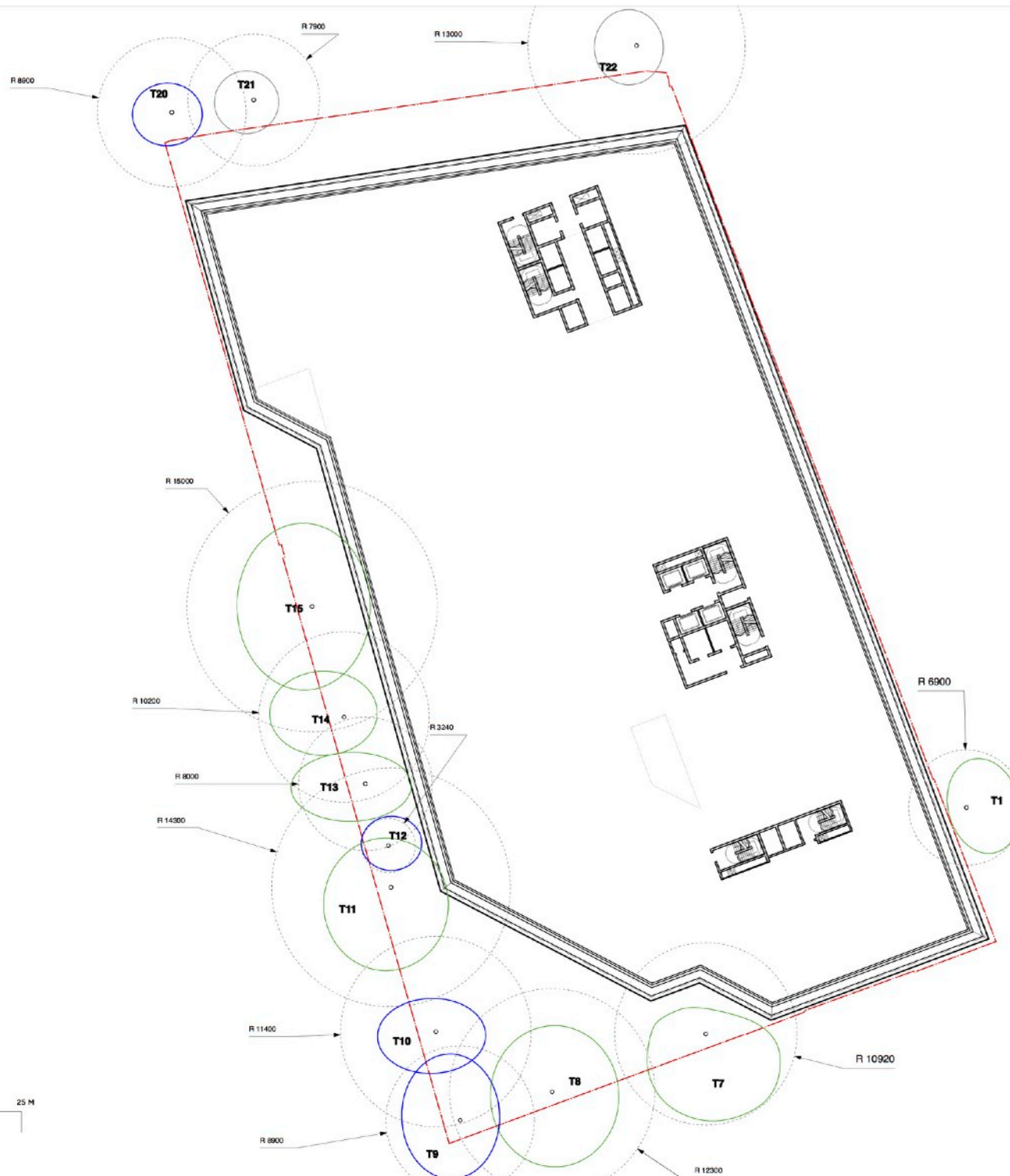
Revisions			
Rev.	Date		Checked
/	14.09.2017	ISSUED FOR INFORMATION	MF
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B	23.04.2018	REVISED & ISSUED FOR INFORMATION	MF
C	10.06.2018	REVISED & ISSUED FOR INFORMATION	MF

JOB TITLE	KENSINGTON FORUM	
DWG TITLE	PROPOSED TREE SURVEY: BASEMENT 1 WITH RPA	
SCALE 1:250@A1	DATE	SEPT 2017
JOB NO 173	DWG NO.	T004



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	CATEGORY C
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1	14.09.2017	ISSUED FOR INFORMATION	MF
2	28.09.2017	REVISED & ISSUED FOR INFORMATION	MF
3	23.04.2018	REVISED & ISSUED FOR INFORMATION	MF
4	18.06.2018	REVISED & ISSUED FOR INFORMATION	MF

JOB TITLE: KENSINGTON FORUM

DWS TITLE: PROPOSED TREE SURVEY: BASEMENT 2 WITH RPA

SCALE: 1:250@A1 DATE: SEPT 2017

JOB NO: 173 DWS NO: 1005

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•	CATEGORY A
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•	CATEGORY U
---	RPA (RADIUS)

Retention of trees T20 & T21 is proposed within scheme. Main stems are located outside of proposed development site but RPA to south of trees sited within area of potential associated construction site activities and soft and hard landscape works. Protection for:

T20: 8.8m radius of main stem / 247.7m²
T21: 7.92m radius of main stem / 197.1m²

as outlined within AMS to provide protection of southern root plate and overhanging canopy for each tree during the development process

PROPOSED GROUND FLOOR

EXISTING GROUND FLOOR

PROPOSED BASEMENT

Removal of trees T16-T19 which are sited above pre-existing structure are required for demolition of existing structure and re-implementation of Ashburn Garden Square. Amenity value will be replaced and improved for the long term

Retention and protection of trees T13-T15 required with close adherence to AMS where tree root plate and canopy encroaches within the development to the east of the tree and surrounding southern and northern root plate where areas will require re-landscaping. Protection distances of:

T13 - 8.04m radius of main stem / 203.1 m² area
T14 - 10.02m radius of main stem / 326.9 m² area
T15 - 15.0m radius of main stem / 706.9 m² area

as deemed appropriate for asymmetric root morphology where outside of existing and proposed basement footprint; existing ground floor and basement building lines encroach within RPA of retained tree

Retention and protection of tree T11 required with close adherence to AMS where tree root plate and canopy encroaches within the development to the east of the tree and surrounding southern and northern root plate where areas will require re-landscaping. Protection distances of 14.29m radius of main stem / 640.6 m² area as deemed appropriate for asymmetric root morphology where outside of existing and proposed basement footprint; existing and proposed basement building line encroach within RPA of retained tree

Removal of trees T2 - T6 required for implementation of proposed development and regeneration of Ashburn Square Gardens in accordance with landscape scheme as proposed by Exterior Architecture. The improvement of landscape for this garden square within a soft and hard landscape scheme incorporating tree and shrub plantings will provide continued and enhanced amenity value for the long term

Tree T12, an early mature Holly tree (understorey) which should be removed or replaced within the scheme as deemed appropriate in context of the wider development of the site and Ashburn Square Gardens

Retention of tree T10 outside of proposed development footprint but within area of associated construction site activities and soft and hard landscape works. Protection for 9.24m of main stem / 268.2m² as outlined within AMS to provide protection of root plate and overhanging canopy for development process

Retention of tree T9 outside of proposed development footprint but within area of associated construction site activities and soft and hard landscape works. Protection for 9.24m of main stem / 268.2m² as outlined within AMS to provide protection of root plate and overhanging canopy for development process

EXISTING BASEMENT (DASHED)

Retention of tree T22 is proposed within scheme. Protection required with close adherence to AMS where tree root plate and canopy encroaches within the development to the south of the tree. Protection distance of 13.08m radius from main stem / 537.5m² area as deemed appropriate for root morphology further to investigative works are required to determine extent and nature over proposed development line; proposed ground floor and basement building lines encroach within RPA of retained tree and southern upper canopy where crown is at latter stages of cyclical pruning programme

Due to the significant nature of the development, incorporating the regeneration of Ashburn Garden Square to which this public highway links (through placement of T20 and T21) combined with the fair condition only of the tree (with large structural defect) and consequently limited lifespan, it is recommended that discussion is undertaken with the Local Authority regarding the long term public highway and landscape strategy for the section of Cromwell Road between Ashburn Gardens & Ashburn Place

Retention and protection of tree T1 required with close adherence to AMS where tree root plate and canopy encroaches within the development to the west of the tree. Protection distance of 10.29m area / 6.96m radius of main stem as deemed appropriate for likely asymmetric root morphology due to existing site features; proposed ground floor and basement building lines encroach within RPA of retained tree - these excavations currently exist in the form of existing basement to pavement / public highway line. Tree protection required for:

- Protection of canopy including remedial tree pruning works to provide a more balanced and compact canopy for the western canopy tree pruning works required to accommodate building line; balancing tree works required for the remainder of crown to retain the tree for the long term in a reduced state with even flowing canopy / pollard outline
- Protection of root plate where proposed ground floor layout encroaches within RPA (where within basement footprint which currently exists)

RPA WHERE WITHIN EXISTING & PROPOSED BASEMENT FOOTPRINT

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2	25.04.2016	REVISED & ISSUED FOR INFORMATION	MF
3	18.08.2016	REVISED & ISSUED FOR INFORMATION	MF

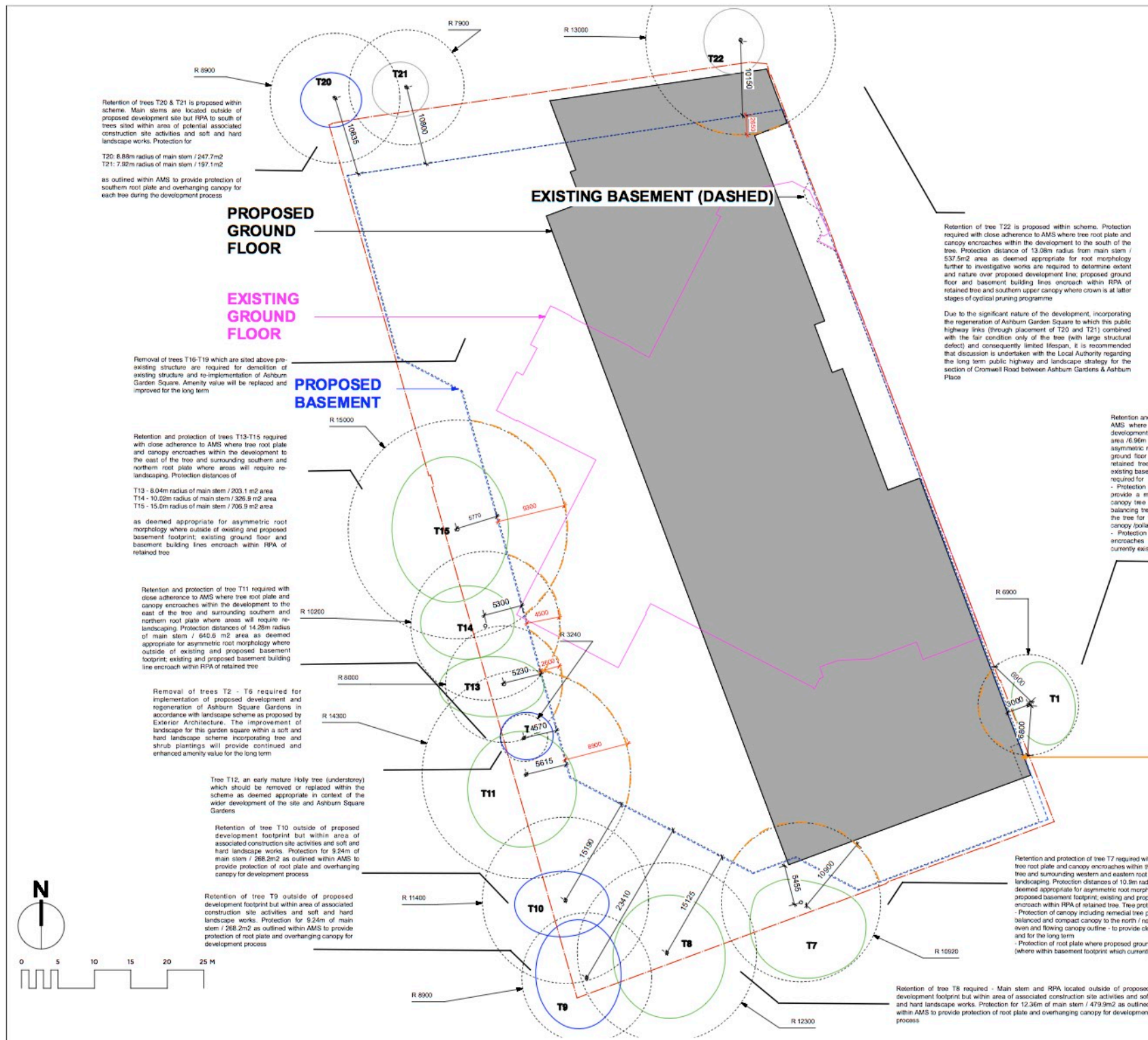
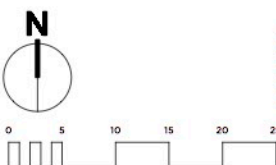
JOB TITLE: KENSINGTON FORUM
DWG TITLE: TREE CONSTRAINTS PLAN (TCP)

SCALE: 1:250@A1
DATE: SEPT 2017

JOB NO: 173
DWG NO: T006

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Retention and protection of tree T7 required with close adherence to AMS where tree root plate and canopy encroaches within the development to the north of the tree and surrounding western and eastern root plate where areas will require re-landscaping. Protection distances of 10.8m radius of main stem / 374.6 m² area as deemed appropriate for asymmetric root morphology where outside of existing and proposed basement footprint; existing and proposed basement building line encroach within RPA of retained tree. Tree protection required for:

- Protection of canopy including remedial tree pruning works to provide a more balanced and compact canopy to the north / north east which should remain with an even and flowing canopy outline - to provide clearance from development process and for the long term
- Protection of root plate where proposed ground floor layout encroaches within RPA (where within basement footprint which currently exists)

Retention of tree T8 required - Main stem and RPA located outside of proposed development footprint but within area of associated construction site activities and soft and hard landscape works. Protection for 12.36m of main stem / 479.9m² as outlined within AMS to provide protection of root plate and overhanging canopy for development process

Appendix C

Site Photographs for:

Kensington Forum
97 Cromwell Road
London
SW7 4DN

* Taken 30th August 2017

Tree T1, Ashburn Place as viewed from the public highway and from within Kensington Forum Hotel



Tree T2 and surrounding trees , T3-T6 within garden area, Kensington Forum, as currently exists



Trees T3-T6 within garden area, Kensington Forum as currently exists



Trees T7 & T8, sited on boundary with Courtfield Road, as viewed in an easterly and westerly direction from the public highway and within the garden space



Main stem of tree T7 with close up of fungal fruiting body within cavity



Main stem of tree T7 with close up of fungal fruiting body within cavity



Trees T9 - T15 within Kensington Forum Hotel as sited on boundary with Ashburn Gardens, viewed from within the site and public highway also



Main stem of trees T9 & T10 and T11 as viewed in a southerly direction



Main stem of trees T13, T14 & T15 as viewed in a westerly and northerly direction from within the site



Trees T16-T19, Kensington Forum, front north western Cromwell Road, London, as viewed from Ashburn Gardens



Trees T20 & T21 (2 x London Plane), Cromwell Road, London, (public highway) as viewed in a southerly and westerly direction



Tree T22 (London Plane), Cromwell Road, London, (public highway) as viewed in a southerly direction



Appendix D: References

1. BS5837: British Standard: Trees in relation to construction - Recommendations, British Standard (2012)
2. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
3. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
4. Trees in Britain, Philips, R. (Pan Books, 1978).
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6. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2), (November 2007)