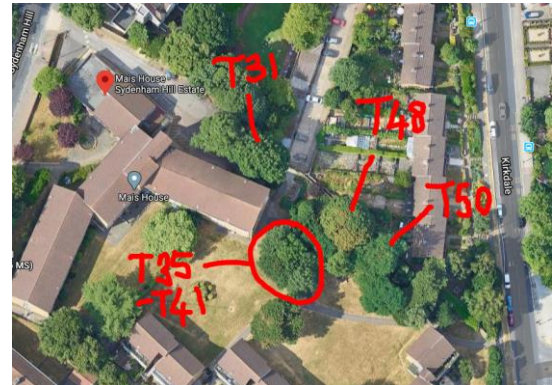


**Mais House - DC/20/115160 – Public Request for Tree Preservation Orders (TPOs) – Tree and Landscape Officer – 21/07/2020**

**The selected trees along the north boundary requested for TPO are:**

- T31 red oak
- T35-T41 group of oak & sycamore
- T48 horse chestnut
- T50 black locust (Robinia)



**Assessment for TPO**

Regarding assessing the amenity value of trees and their suitability for TPO, the Council uses the TEMPO assessment method. The TEMPO assessment sheets (see end) for the 4 proposed TPO trees/group are:

- **T31 Red oak - does not merit TPO** - T31 has limited visibility from the public realm seen side view from Sydenham Hill and has significant lateral reduction as close to block C. No external signs of decay but four Meripilus fungal bodies between exposed root buttresses need investigation for internal decay - clarification is required of the arboricultural report photographs 16, 17 & 18 which indicate Meripilus fungal bodies are at the base of T39. T31 is proposed for removal for the extension of block C.
- **T35-T41 group oak & sycamore - TPO defensible** – The group of trees has limited visibility from the public realm. It is seen from the footpath from Sydenham Hill to Kirkdale and is a

roundel of trees which is a feature within the grounds. The tree group is proposed for removal for the extension of block C.

- **T48 horse chestnut - TPO defensible** – the tree has recovered from previous high pollard reduction and contributes to public realm amenity being visible above the roofline from Kirkdale. T48 is proposed to be retained within the development proposals but will require significant lateral reduction on the west compass point for clearance from the extension of block C and root pruning for the incursion of services. Most of the RPA will be within a Construction Exclusion Zone (CEZ) with a new path and bin store within the RPA in the landscape construction phase.
- **T50 Robinia - definitely merits TPO** – T50 Robinia is visible above the roofline from Kirkdale and contributes to public realm amenity. The tree is not proposed for felling, will not be close to the proposed extension of block C and will be protected within a Construction Exclusion Zone (CEZ).

**The Tree Preservation Orders and trees in conservation areas guidance, published 6 March 2014:**  
<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>  
**states that:**

Although some trees or woodlands may merit protection on amenity grounds it may not be expedient to make them the subject of an Order. For example, it is unlikely to be necessary to make an Order in respect of trees which are under good arboricultural management (paragraph 10 Paragraph 10 – What does ‘expedient’ mean in practice? Paragraph: 010 Reference ID: 36-010-20140306 Revision date: 06 03 2014).

The trees within the Mais House site have been under good management by the City of London Corporation which has retained the treed site boundaries and arboretum character of the grounds of the former Otto House.

- When granting planning permission authorities have a duty to ensure, whenever appropriate, that planning conditions are used to provide for tree preservation and planting. Orders should be made in respect of trees where it appears necessary in connection with the grant of permission (paragraph 5 - Who makes Tree Preservation Orders and Why? Paragraph: 005 Reference ID: 36-005-20140306 Revision date: 06 03 2014).

The combined contribution which all the trees on the Mais House site make to public realm amenity, green infrastructure and the character of the grounds of the former Otto House is being assessed comprehensively as part of the current planning application. This includes assessing the impact of the proposed tree felling on landscape and amenity, the suitability of replacement species, the location and available space for appropriate replacement tree planting to mitigate sufficiently for tree losses with regard to the landscape setting of the site and the arboretum character within the grounds.

### **Summary**

The TPO request for some selected trees does not reflect the importance of trees throughout the Mais House site. While three of the four requested TPOs are TPO defensible, the two which are more significant to public realm amenity (T48 and T50) are not proposed to be removed by the development. The TPO regulations guide against the necessity for making TPOs where trees are

under good arboricultural management which is the case with Mais House. As such we will not be making any TPOs on the site but will instead, in accordance with the regulations use the planning process to enable a comprehensive view to be taken regarding the impact of the proposed development on the site trees, landscape and public realm amenity.

**TEMPO Assessment sheets for T31, T35-T41, T48, T50:**

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 9.7.20 Surveyor: V. HARRIS

Tree details  
 TPO Ref (if applicable): Meis Ho. Tree/Group No: T31 Species: Red oak  
 Owner (if known): \_\_\_\_\_ Location: \_\_\_\_\_

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

### Part 1: Amenity assessment

#### a) Condition & suitability for TPO

5) Good	Highly suitable	Score & Notes <u>B2</u>	<u>3</u>
3) Fair/satisfactory	Suitable		
1) Poor	Unlikely to be suitable		
0) Dead/dying/dangerous*	Unsuitable		
* Relates to existing context and is intended to apply to severe irremediable defects only			

#### b) Retention span (in years) & suitability for TPO

5) 100+	Highly suitable	Score & Notes <u>Buttress fungal bodies</u>	<u>1</u>
4) 40-100	Very suitable		
2) 20-40	Suitable		
1) 10-20	Just suitable		
0) <10*	Unsuitable		
* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality			

#### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

5) Very large trees with some visibility, or prominent large trees	Highly suitable	Score & Notes <u>3</u>
4) Large trees, or medium trees clearly visible to the public	Suitable	
3) Medium trees, or large trees with limited view only	Suitable	
2) Young, small, or medium/large trees visible only with difficulty	Barely suitable	
1) Trees not visible to the public, regardless of size	Probably unsuitable	

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

5) Principal components of formal arboricultural features, or veteran trees	Score & Notes <u>1</u>
4) Tree groups, or principal members of groups important for their cohesion	
3) Trees with identifiable historic, commemorative or habitat importance	
2) Trees of particularly good form, especially if rare or unusual	
1) Trees with none of the above additional redeeming features (inc. those of indifferent form)	
-1) Trees with poor form or which are generally unsuitable for their location	<u>8</u>

### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

5) Immediate threat to tree inc. s.211 Notice	Score & Notes
3) Foreseeable threat to tree	
2) Perceived threat to tree	
1) Precautionary only	

### Part 3: Decision guide

Any 0	Do not apply TPO	Add Scores for Total: <u>8</u>	Decision:
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 9.7.20 Surveyor: V. HARRIS

Tree details  
 TPO Ref (if applicable): MAIS HO Tree/Group No: T35-T41 Species: OAK, SYC.  
 Owner (if known): \_\_\_\_\_ Location: GP

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

**Part 1: Amenity assessment**

**a) Condition & suitability for TPO**

5) Good	Highly suitable	Score & Notes <u>81-02</u>	3
3) Fair/satisfactory	Suitable		
1) Poor	Unlikely to be suitable		
0) Dead/dying/dangerous*	Unsuitable		
* Relates to existing context and is intended to apply to severe irremediable defects only			

**b) Retention span (in years) & suitability for TPO**

5) 100+	Highly suitable	Score & Notes _____	2
4) 40-100	Very suitable		
2) 20-40	Suitable		
1) 10-20	Just suitable		
0) <10*	Unsuitable		
* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality			

**c) Relative public visibility & suitability for TPO**

Consider realistic potential for future visibility with changed land use

5) Very large trees with some visibility, or prominent large trees	Highly suitable	Score & Notes _____	3
4) Large trees, or medium trees clearly visible to the public	Suitable		
3) Medium trees, or large trees with limited view only	Suitable		
2) Young, small, or medium/large trees visible only with difficulty	Barely suitable		
1) Trees not visible to the public, regardless of size	Probably unsuitable		

**d) Other factors**

Trees must have accrued 7 or more points (with no zero score) to qualify

5) Principal components of formal arboricultural features, or veteran trees	Score & Notes _____	4
4) Tree groups, or principal members of groups important for their cohesion		
3) Trees with identifiable historic, commemorative or habitat importance		
2) Trees of particularly good form, especially if rare or unusual		
1) Trees with none of the above additional redeeming features (inc. those of indifferent form)		
-1) Trees with poor form or which are generally unsuitable for their location		

**Part 2: Expediency assessment**

Trees must have accrued 10 or more points to qualify 12

5) Immediate threat to tree inc. s.211 Notice	Score & Notes _____	3
3) Perceivable threat to tree		
2) Perceived threat to tree		
1) Precautionary only		

**Part 3: Decision guide**

Any 0	Do not apply TPO	Add Scores for Total: <u>15</u>	Decision:
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 9.7.20 Surveyor: V. HARRIS

Tree details  
 TPO Ref (if applicable): MAIS HO Tree/Group No: T48 Species: H. Chestnut  
 Owner (if known): \_\_\_\_\_ Location: \_\_\_\_\_

### REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

#### Part 1: Amenity assessment

##### a) Condition & suitability for TPO

5) Good	Highly suitable	Score & Notes <b>B2</b>	<b>3</b>
3) Fair/satisfactory	Suitable		
1) Poor	Unlikely to be suitable		
0) Dead/dying/dangerous*	Unsuitable		
* Relates to existing context and is intended to apply to severe irremediable defects only			

##### b) Retention span (in years) & suitability for TPO

5) 100+	Highly suitable	Score & Notes <b>1</b>
4) 40-100	Very suitable	
3) 20-40	Suitable	
1) 10-20	Just suitable	
0) <10*	Unsuitable	
* Includes trees which are an existing or near future nuisance, including those <u>clearly</u> outgrowing their context, or which are significantly negating the potential of other trees of better quality		

##### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

5) Very large trees with some visibility, or prominent large trees	Highly suitable	Score & Notes <b>4</b>
4) Large trees, or medium trees clearly visible to the public	Suitable	
3) Medium trees, or large trees with limited view only	Suitable	
2) Young, small, or medium/large trees visible only with difficulty	Barely suitable	
1) Trees not visible to the public, regardless of size	Probably unsuitable	

##### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify **8**

5) Principal components of formal arboricultural features, or veteran trees	Score & Notes <b>4</b>
4) Tree groups, or principal members of groups important for their cohesion	
3) Trees with identifiable historic, commemorative or habitat importance	
2) Trees of particularly good form, especially if rare or unusual	
1) Trees with none of the above additional redeeming features (inc. those of indifferent form)	
-1) Trees with poor form or which are generally unsuitable for their location	

#### Part 2: Expediency assessment

Trees must have accrued 12 or more points to qualify

5) Immediate threat to tree inc. s.211 Notice	Score & Notes <b>3</b>
3) Foreseeable threat to tree	
2) Perceived threat to tree	
1) Precautionary only	

#### Part 3: Decision guide

Any 0	Do not apply TPO	Add Scores for Total: <b>15</b>	Decision:
1-6	TPO indefensible		
7-11	Does not merit TPO		
12-15	TPO defensible		
16+	Definitely merits TPO		

**TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO**

SURVEY DATA SHEET & DECISION GUIDE

Date: <b>9.7.20</b> Surveyor: <b>V. HARRIS</b>	
Tree details	
TPO Ref (if applicable): <b>MAIS HO</b>	Tree/Group No: <b>T50</b> Species: <b>Robinia</b>
Owner (if known):	Location:

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

**Part 1: Amenity assessment**

**a) Condition & suitability for TPO**

5) Good 3) Fair/satisfactory 1) Poor 0) Dead/dying/dangerous* * Relates to existing context and is intended to apply to severe irremediable defects only	Highly suitable Suitable Unlikely to be suitable Unsuitable	Score & Notes <b>A1/B2</b>	<b>5</b>
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**b) Retention span (in years) & suitability for TPO**

5) 100+ 4) 40-100 2) 20-40 1) 10-20 0) <10* *Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality	Highly suitable Very suitable Suitable Just suitable Unsuitable	Score & Notes  	<b>4</b>
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**c) Relative public visibility & suitability for TPO**  
 Consider realistic potential for future visibility with changed land use

5) Very large trees with some visibility, or prominent large trees 4) Large trees, or medium trees clearly visible to the public 3) Medium trees, or large trees with limited view only 2) Young, small, or medium/large trees visible only with difficulty 1) Trees not visible to the public, regardless of size	Highly suitable Suitable Suitable Barely suitable Probably unsuitable	Score & Notes  	<b>4</b>
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**d) Other factors**  
 Trees must have accrued **7** or more points (with no zero score) to qualify **(13)**

5) Principal components of formal arboricultural features, or veteran trees 4) Tree groups, or principal members of groups important for their cohesion 3) Trees with identifiable historic, commemorative or habitat importance 2) Trees of particularly good form, especially if rare or unusual 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) -1) Trees with poor form or which are generally unsuitable for their location	Score & Notes  	<b>4</b>
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**Part 2: Expediency assessment**  
 Trees must have accrued **10** or more points to qualify **17**

5) Immediate threat to tree inc. s.211 Notice 3) Foreseeable threat to tree 2) Perceived threat to tree 1) Precautionary only	Score & Notes  	<b>1</b>
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**Part 3: Decision guide**

Any 0 1-6 7-11 12-15 16+	Do not apply TPO TPO indefensible Does not merit TPO TPO defensible Definitely merits TPO	Add Scores for Total: <b>18</b>	Decision:  
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**Valerie Harris**  
 Tree and Landscape Officer  
 21/07/2020