

WEIR HOUSE
50 RIVERSIDE WAY
UXBRIDGE

TREE
SURVEY

for

MR ANDY GULLETT



Written By:	R Anderson
Checked By:	TRG
Date:	05/11/2019
Revision:	A:27/07/26
Ref:	PRI22688ts

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1. Introduction and Terms of Reference

- 1.1. This Tree Survey Report has been revised 27 July 2026 to reflect an updated tree survey. Two individual trees were removed to facilitate the demolition of the existing business unit. All remaining trees are resurveyed to ensure robust arboricultural constraints.
- 1.2. ACD were instructed by Mr. Andy Gullett, in October 2019, to survey and categorize the trees at Weir House, 50 Riverside Way, Uxbridge, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 1.3. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
 - Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
 - C category trees will not usually be retained where they would impose a significant constraint to development, but should be retained where there is no reason for their removal.
 - U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.
- 1.4. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary then it will be made clear within this report.
- 1.5. There are no TPO's and the site is not in a Conservation Area according to Hillingdon's mapping systems on the 23rd of October 2019
- 1.6. The Tree Reference Plan was based on the supplied topographical ground survey by E.L.S Land Consultants Limited, dated November 2018, ref: D071 SITE SURVEY.
- 1.7. The controlling authority is London Borough of Hillingdon Council who can be contacted at: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW, Tel: 01895 250230.
- 1.8. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.

2. Scope and Method of Survey

- 2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.3. The tree survey was carried out from ground level only.
- 2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 2.5. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 2.6. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at <http://www.landis.org.uk/soilscapes> the soil on site is expected to be: Loamy and clayey floodplain soils with naturally high groundwater.
- 2.10. Where trees were not plotted on the topographical survey their positions have been estimated.



Overview of trees growing on north and east side of the carpark



Photo of T3 & T4 growing at the bottom of retaining wall



Photo of trees T12- T15



Overview of trees growing adjacent to Riverside way

July 2026 Photos



Figure 1 Northern boundary trees



Figure 2 Trees growing adjacent to retaining wall



Figure 3 Showing original footprint of unit and southern boundary trees.



Figure 4 Trees adjacent to canal.

3. Recommendations

- 3.1. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. U category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.
- 3.2. There is scope for development of the site whilst retaining the important trees on the boundaries and by removing the lower quality trees from the interior.
- 3.3. Careful consideration will need to be given to the rooting areas of the trees along the southern and eastern boundary if they are to be retained.
- 3.4. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.5. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 3.6. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 3.7. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.8. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Planning Authority the viability of the layout.
- 3.9. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

- 3.10. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal. It is anticipated that there is to be comprehensive redevelopment of the site, which may require the removal of B category trees. Removal of B category trees may be considered acceptable, subject to mitigation planting as part of landscape proposals. It is advised that this is subject to discussion with the Local Planning Authority as to the acceptability of this approach.
- 3.11. BS5837:2012 Section 5.2.1 states that: 'The RPA and any other relevant constraints should be plotted around each of the category A, B and C trees on relevant drawings, including proposed site layout plans'. Recognition is given in Table 1 however that C category trees are 'unremarkable trees of very limited merit'. As such it is considered that C category trees should be retained where appropriate, but should not represent a constraint to an otherwise satisfactory proposal.

Robert Anderson *FdSc, Nd Arb, MArbor*
Arboriculturist

05 November 2019

Revised 27th July 2026 ~ updated tree survey

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Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition		Criteria (including subcategories where appropriate)	
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		*Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) *Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline *Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years		Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years		Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm		Trees with material conservation or other cultural value	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories
		Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

SITE: Weir House, 50 Riverside Way, Uxbridge
CLIENT: Mr. Andy Gullett
DATE: 29-10-2019

SURVEYOR: R Anderson

TAGGED? No

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Prunus 'Kanzan' (Pink Cherry)	4(1)	130(1)	1.5, 1.5, 1.5, 1.5	EM	10+	Growing in brick raised planter. light pruning on south side	C1
G2	Corylus avellana (Hazel), Crataegus monogyna (Hawthorn), Fraxinus excelsior (Ash), Cornus sanguinea (Dogwood)	5(0)	100(1)	As indicated on plan	EM	10+	Group of established boundary planting growing in raised container	C2
T3	Salix fragilis (Crack Willow)	9(2)	450(1)	8, 6, 3, 5	M	10+	Off-site and inaccessible: diameter estimated. growing at bottom of river embankment retaining wall. Sparse crown that's nearly in contact with building	C2
T4	Salix fragilis (Crack Willow)	9(2)	300(2)	3, 7, 5, 5	M	10+	Off-site and inaccessible: diameter estimated. growing at bottom of river retaining wall. crown in contact with building. tree had collapsed into river and regrown	C2
T5	Salix fragilis (Crack Willow)	9(2)	200(8)	6, 5, 6, 6	M	10+	Multiple stems at ground level. Off-site and inaccessible: diameter estimated. growing at bottom of river embankment retaining wall. crown in contact with building. tree had collapsed into river and regrown	C2
T6	Acer pseudoplatanus (Sycamore)	9.5(2)	380,310(2)	5, 4, 5, 4.5	M	10+	Multiple stems at ground level. Growing within area of hard surfacing	C2
T7	Fraxinus excelsior (Ash)	8(3)	450(1)	0, 3, 4, 3	M	<10	Dead. Plotted by eye on plan. Diameter measured over ivy.	U
T8	Acer pseudoplatanus (Sycamore)	15(4)	640,340(2)	6, 3, 7, 7	M	20+	Multiple stems at ground level. Ivy on stem. Diameter measured over ivy. in light contact with building. main stem has fused to form one	B2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat	
T9	Acer pseudoplatanus (Sycamore)	15(3)	450(1)	4, 3, 4, 3	M	<10	Dead.	U	
T10	Acer pseudoplatanus (Sycamore)	16(4)	640(1)	5, 5, 6, 2	M	20+	Diameter measured over ivy. tight fork at 0.5-1.8m shorter than normal extension growth	B2	
T11	Acer pseudoplatanus (Sycamore)	12(3)	290(1)	1, 5, 4, 0	M	10+	Diameter measured over ivy. swept stem that's interlocked with neighbouring tree	C1	
T12	Acer pseudoplatanus (Sycamore)	11(3)	250,320(2)	3, 5, 3, 2	M	10+	Twin stem from ground level west stem has decay pocket within stem	C2	
T13	Acer pseudoplatanus (Sycamore)	16(4)	400,330(2)	2, 5, 5.5, 6	M	20+	Multiple stems at ground level. Ivy on stem.	B2	
T14	Acer pseudoplatanus (Sycamore)	16(4)	330,350,360(3)	3.5, 6, 6, 6.5	M	20+	Ivy on stem. triple stem from ground level	B2	
T15	Acer pseudoplatanus (Sycamore)	16(4)	410(1)	5, 6, 2, 4.5	M	20+	No obvious significant defects. Diameter measured over ivy.	B2	
T16	Prunus avium (Wild Cherry)	4(1.5)	150(1)	2, 2, 2, 2	EM	10+	Wound on stem, wire girdling at base	C2	
T17	Prunus subhirtella (Spring Cherry)	5(2)	190(1)	2.5, 2.5, 2.5, 2.5	EM	10+	Growing within shrub bed	C2	
T18	Prunus 'Kanzan' (Pink Cherry)	4(1)	130(1)	2, 2, 2, 2	EM	10+	Growing in shrub bed, small but with some screening value	C1	
T19	Fraxinus excelsior (Ash)	4(1)	120(1)	1, 1, 1, 1	EM	10+	Minor die back	C2	
T20	Fraxinus excelsior (Ash)	5(1.5)	140(1)	1, 2, 2, 2	EM	10+	Minor die back	C2	
T21	Fraxinus excelsior (Ash)	6(1)	180(1)	3, 2, 2, 3.5	EM	10+	Minor die back	C2	
T22	Acer pseudoplatanus (Sycamore)	8(2)	220(1)	2.5, 2.5, 2.5, 2.5	EM	10+	Crown brake at 2m forming upright crown architecture	C2	
T23	Sorbus aria (Whitebeam)	7(2)	240(1)	2, 2, 3, 3	EM	10+	Crown distorted due to group pressure.	C2	
T24	Fraxinus excelsior (Ash)	9(3)	230(1)	1, 3, 5, 5	EM	10+	Crown distorted due to group pressure.	C2	
T25	Acer pseudoplatanus (Sycamore)	5(1)	320(3)	3, 3, 3, 3	M	10+	Ivy in crown. Scattered deadwood. Off-site and inaccessible: diameter estimated. growing on banks of river	C2	

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T26	Acer pseudoplatanus (Sycamore)	5(1)	320(1)	3, 3, 3, 3	M	10+	Ivy in crown. Off-site and inaccessible: diameter estimated. growing on banks of river	C2
T27	Acer pseudoplatanus (Sycamore)	6(1)	320(3)	3, 3, 3, 3	M	10+	Ivy in crown. Off-site and inaccessible: diameter estimated. growing on banks of river	C2
T28	Acer pseudoplatanus (Sycamore)	6(1)	320(3)	3, 3, 3, 3	M	10+	Ivy in crown. Off-site and inaccessible: diameter estimated. growing on banks of river	C2
T29	Fraxinus excelsior (Ash)	15(3)	360,200(2)	3, 6, 5, 1	M	10+	One sided crown: suppressed by adjacent specimen.	C2
T30	Sambucus nigra (Elder)	4.5(2)	110(4)	3, 3, 3, 2	M	10+	Plotted by eye on plan. Multiple stems at ground level.	C2
T31	Betula pendula (Silver Birch)	15(3)	230,250(2)	3.5, 4, 4, 3.5	M	20+	Tight folk at 1.5m	B2
T32	Sorbus aria (Whitebeam)	8(3)	220(1)	3, 4, 4, 2	EM	10+	Slightly distorted crown	C2
T33	Acer campestre (Field Maple)	10(2)	230(3)	5.5, 5.5, 4, 5.5	M	10+	Bark wound on lower stem, stem divides with tight fork at 1m	C2
T34	Sorbus aucuparia (Rowan)	4(2)	160(1)	2, 2, 0.5, 2	EM	10+	One sided crown: suppressed by adjacent specimen.	C2
G35	Corylus avellana (Hazel), Crataegus monogyna (Hawthorn), Cornus sanguinea (Dogwood), Fraxinus excelsior (Ash), Acer campestre (Field Maple)	8(0)	150(1)	As indicated on plan	EM	10+	Diameter is estimated average. area of dense growth forming some screening	C2
T36	Fraxinus excelsior (Ash)	16(3)	860(1)	9, 7, 8, 9.5	M	20+	Diameter estimated due to undergrowth. large spreading crown dense ivy on stem onto scaffolds	B2
T37	Fraxinus excelsior (Ash)	8(2)	350(1)	3, 3, 3, 3	M	10+	Ivy in crown.	C2
T38	Fraxinus excelsior (Ash)	8(2)	510(1)	6, 6, 6, 6	M	10+	Ivy in crown. Diameter measured over ivy. dense crown with epicormic throughout	C2

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No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T39	Eucalyptus gunnii (Cider Gum)	18(3)	840(1)	9, 9, 9, 9	M	10+	Multiple fungi brackets on lower stem	C2
T40	Fraxinus excelsior (Ash)	9(2)	360(1)	7, 7, 5, 7	EM	10+	One sided crown: suppressed by adjacent specimen. Diameter measured over ivy.	C2

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Appendix 3: Tree Reference Plan
(PRI22688-01)



Head Office

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