SJA trees
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Preliminary Tree Survey Schedule

8 Village Close, Belsize Lane, London

SJA tss 23266-011

May 2023

Tree Survey Schedule: Explanatory Notes

8 Village Close, Belsize Lane, London

This schedule is based on a tree inspection undertaken by Tom Southgate of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 24th May 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1".

2. TPO no.
Number assigned to tree in the London Borough of Camden Council Tree Preservation Order no. 23H-T37 – T41 and C60-T28 – 30. C60-T30 , as shown in the TPO schedule and plan.

3. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.
Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.
Height above ground and direction of growth of first significant live branch.

8. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

10. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

13. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: 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.
(1) 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).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

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.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) 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 landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

8 Village Close, Belsize Lane, London

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1		Ash	15m	300mm est.	N 6m E 6m SE 5m S 5.7 W 6m	2.5m	2m	Semi-mature	Average	Moderate	Off-site tree; base obscured from view by off-site vegetation; tensile unions throughout crown; crown reduced, regrowth up to 2m long; growing at a significantly higher level than the site.	C (1)
2		Ash	16m	350mm est.	N 6m E 7m S 6.5m SW 8m W 7m	2.5m	2m	Semi-mature	Average	Indifferent	Off-site tree; base obscured from view, behind wall and vegetation; tensile unions throughout crown, where visible; former pruning wound cavity visible on trunk at 2m, 90mm est. in diameter; growing at a significantly higher level than the site.	C (1)
3	TPO C60-T30	European lime	17m	500mm est.	N 6m NE 5.4m E 6m S 6m W 6m	3.5m	SE 3m	Semi-mature	Average	Indifferent	Off-site tree; base obscured from view by wall; tensile main unions, where visible; growing at a significantly higher level than the site.	B (1)
4		Norway spruce	10m	230mm	N 2.9m E 2.8m S 2m W 3m	2.2m	N 1m	Semi-mature	Average	Moderate	No significant defects observed at base; tensile unions throughout crown; non-native species, out of character with surrounding area; species of unsuitable ultimate size for location; upper crown visible only in very narrow glimpses from Belsize Lane; inessential component of group in which it stands.	C (1)
5		Bay	4.5m	105mm	N 2.2m E 2.1m S 3m W 2.5m	1.2m	1.1m	Semi-mature	Average	Moderate	Unremarkable tree of very limited merit; of low landscape value, due to small size; upper crown seasonally visible in glimpses from Belsize Lane, when adjacent European lime and whitebeam are not in leaf; inessential component of the group in which it stands.	C (1)
6	23H-T37 – T41	European lime	17m	580mm	N 5.1m E 5.5m S 6m W 6.5m	2m	1.5m	Semi-mature	Average	Indifferent	Much epicormic basal growth; along with piled organic debris impeding full view of base; tensile main unions, where visible; readily visible from Belsize Lane; significant component of group in which it stands.	B (2)
7		Holly	4m	120mm	2.5m	2m	1.5m	Semi-mature	Average	Moderate	Of low landscape value, due to small size; visible in narrow glimpses from Belsize Lane; inessential component of the group in which it stands.	C (1)
8	23H-T37 – T41	European lime	17m	450mm est.	N 4.5m E 3.5m S 4m W 5m	2m	1m	Semi-mature	Average	Indifferent	Off-site tree; much epicormic basal growth; dead ivy covered.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
9	23H-T37 – T41	Horse chestnut	17m	800mm est.	N 7.5m E 8m S 7m W 6.5m	7m	4m	Mature	Average	Moderate	Off-site tree; tensile unions throughout crown; crown reduced leaving 40mm est. diameter wounds.	B (2)
10		Whitebeam	9m	305mm	N 2m E 5m SE 5m S 5m SW 4m W 3m	1.7m	2.5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from 2m, featuring acute unions.	B (2)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	***Species***	***RPA***	***RPA Radius***
1	Ash	40.7m²	3.6m
2	Ash	55.4m²	4.2m
3	European lime	113.1m²	6.0m
4	Norway spruce	23.9m²	2.8m
5	Bay	5.0m²	1.3m
6	European lime	152.2m²	7.0m
7	Holly	6.5m²	1.4m
8	European lime	91.6m²	5.4m
9	Horse chestnut	289.5m²	9.6m
10	Whitebeam	42.1m²	3.7m