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Consultancy

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Tree Survey and Tree Constraints Plan

A Tree Survey and Report for purposes of Site Development, including a Tree Constraints Plan relating to SWEC, ISS and trench projects

British Museum
Great Russell Street,
London WC1B 3DG

Ref No: 231005

Client:	The British Museum Great Russell Street, London WC1B 3DG
Date instructed:	August 2023
Instructed by:	William Horton IIIP Project Manager Capital Planning & Programme Management
Visited by:	O. R. Booth and C. A. Jones
Date of Visit:	04.08. 2023
Documents referenced	210342_British Museum_BS5837 Tree Survey_v1 05.21. 210342_British Museum_TCP_mod.RPAs_v1 05.21. 220123_British Museum_Root Investigation v3 04.22 220123_British Museum_Root Investigation Map _V3 04.22 220910_British Museum_ERB Project_BS5837 Tree Survey v1 12.22 220910_British Museum_ERB Project_TCP 12.22 221136_British Museum_SWEC Project_BS5837 Tree Surveyv1 10.22 221136_British Museum_SWEC Project_BS5837 TCP 10.22
Prepared by:	O. R. Booth
Date completed:	October 2023

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ATTACHMENTS
Tree Constraints Plan

1: Introduction

1.1 Instruction:

Writtle Forest Consultancy Ltd has been instructed by William Horton to carry out a tree survey included with a contextual report, on specified trees located within and immediately adjacent to the area of land identified as the British Museum.

1.2 Aspects dealt with within report:

The Tree Survey included within this report categorises and evaluates trees to identify those suitable for retention. The Tree Survey list, details species name, dimensions of the trees, observations of the structural and physiological condition and categorizes the trees as to their retention value.
The survey is based on the Visual Tree Assessment (VTA) method developed by Mattheck and Breloer (1994); it is preliminary in nature and should not be interpreted as a detailed tree condition inspection. Works are recommended to those trees that present an immediate and serious hazard to life or property, or maybe affected by a pest or pathogen that may spread to other trees on the site.
This report also contains a Tree Constraints Plan (TCP) showing the position of the trees and the root protection area (RPA).
Consideration of Modified RPA is made once knowledge of proposed development/ works are known unless otherwise specified. Considerations of light obstructions can be made if so requested.

1.3 Aspects not dealt with within report (Please also refer to Appendix 4).

The Tree Survey does not include recommendations on the future management of the trees. Neither do the works recommended, consider works that may be required prior to development or to facilitate access to the site. This report does not include an Arboricultural Implication Assessment (AIA), an Arboricultural Method Statement (AMS), or Tree Protection Plan (TPP).
The report and survey does not deal with issues relating to Subsidence or Heave, either as a result of retention or removal of trees. Neither does the report or survey consider the water demands of the trees present to enable decisions as to foundation type and depth. This can be done if so required.

2: Site Details

2.1 Description and General Aspects of the Site

The trees surveyed relate to some trees within the bounds of the site identified within the attached TCP. However, most of the trees lie outside of the boundaries of the museum and within rear gardens of neighbouring properties.
In some instances there are ground level differences between the area where the trees are grown and the British Museum service road. As of the document GS-C01B-Layout1 it generally appears that where there is a significant difference in ground levels this amounts to between 1m and 2m. Where there is an apparent significant difference in ground levels these are noted in the tree survey details. These levels are approximations only.

2.2 Previous relevant surveys and site history

Previous reports, which this report utilises, relate to investigations of the root systems in relation to the access road that runs adjacent to the bounds of the site. These are referenced at the

front of this report. Further investigations have also been undertaken in some instances to establish the basal structural integrity of some of the trees.
Other surveys include BS5837 surveys gathering further data on trees and considering possible methodologies by which to undertake potential works.

2.3 Tree Preservation Orders (TPO) and Conservation Areas (CA)

It is understood that all of the trees surveyed fall within The Bloomsbury Conservation Area as designated by London Borough of Camden (LBC) Planning department. To this end any works to or relating to the trees will require notification to LBC, with allowance of 6 weeks to respond before such time as works can commence. (It is understood that the closest TPOs to the British Museum are at the front of 29A Montague Street, Trees 30-32).

Fig. 1 – Showing the extent of Bloomsbury Conservation Area (highlighted in orange) in relation to site

3: Trees Considered within the Survey

3.1 Identification and location of the trees

The locations of the trees are illustrated on the attached Tree Constraints Plan. The locations of the trees surveyed are based on the provided Topographical Survey drawing. Trees not included on the provided Topographical Survey have been plotted using a laser distometer measured from fixed datum points. A scale is used for the purpose of plotting the RPA, it is not recommended that this scale is used for any further measurements.
Where deemed appropriate trees have been considered as a group.

3.2 Trees included in the Survey

Trees included are those present at the time of the survey, with a stem diameter greater than 75mm at 1.5m from ground level.
Also included are those trees on adjacent land which are within a distance equal to 12 times their stem diameter from the boundary, where the tree is identified/ observed. Such trees will be surveyed only from within the confines of the boundary of the site considered unless prior consent is obtained to inspect these trees.

3.3 Categorization and Data collection

Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837, a copy of this chart is included within Appendix 2.
Data collected within the survey is explained within Appendix 1. This data is collected considering the guidelines given within B.S.5837:2012.

4: Composition of the Tree Constraints Plan

4.1 The Aim of the Tree Constraints Plan (TCP)

The Tree Survey enables the development of a Tree Constraints Plan (TCP). The TCP shows the influence that the trees on and adjacent to the site will have on a site development layout/ proposed works and to inform areas that can be developed.
Where a site development has already been outlined the trees are none-the-less evaluated independently of the proposed development.

4.2 What is included in the TCP

The plan identifies the Root Protection Area (RPA). This is the minimum area (in metres squared) which should be left undisturbed around each retained tree.
The RPA in this instance is modified to reflect the most likely morphology of the root system given the below ground conditions and infrastructure where known.
In this instance the root morphology is considered to be limited in spread below the footings and construction of adjacent buildings. However, such below ground structures are not viewed as distinct barriers and roots are assumed to have grown below foundation levels. This morphology is considered for the prominent trees only. It is represented on the TCP with a pink line.
The report does not consider in this instance a consideration of the growth potential of the trees or possible effects of obstruction of daylight to the building.

5: Recommendations and Considerations

5.1 Recommendations

It is recommended that the Tree Survey Report and Tree Constraints plan is used by the architects/ designers to inform the proposed development. In the first instance, the design should avoid the requirement for any excavations within the Root Protection Areas (RPA) of all retained trees. However, if encroachment within the RPA cannot be avoided, it may be possible to mitigate with appropriate technical engineering, tree protection methods and procedures.
Other work operations have the potential to cause damage to trees, both above and below ground, including but not limited to; raising of soil levels, compaction of soil, exposure of roots, changes in hydrology, pollution, direct damage by contractors and vehicles and chemical damage.

5.2 Further considerations

An Arboricultural Implications Assessment (AIA) will take into account issues relating to tree preservation orders, conservation area protection as well as the effect on the amenity value of the trees.
The assessment will further take into account issues relating to the TCP and deal with issues relating to the proposed design and layout of the site. This in turn will affect possible relevant tree work proposals, new tree planting,
The Arboricultural Method Statement (AMS) is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is generally drawn up along with a Tree Protection Plan (TPP) after the layout proposals have been finalised. The TPP outlines trees to be retained, removed, location of barriers and type of barrier to be installed.
The AMS will take into consideration construction operations undertaken in the vicinity of the trees. It will deal with such issues as site access, intensity of construction activity, space needed for works, location of materials and location of service runs.

Appendix 1: Tree Survey - Explanation of category headings

Tree No	The tree number as given to the tree or group of trees as shown on the site plan. The plotting of these trees are approximations.
Species	This is the general common usage name given to the tree. The Latin genus is sometimes given as clarification where deemed necessary.
Height	This is an approximate figure given in metres. Measurements are taken using a digital clinometer.
Stem Diameter	The measurement is given in millimetres using a standard girth tape. This is an approximate measurement of the diameter of the trunk at a height of 1.5m from ground level.
Crown Spread	This is an approximate figure given in metres where 'm' denotes metres. It is an approximate measurement of the radial crown spread to north, east, south and west.
Height of crown clearance	This is the height in metres of the crown clearance above adjacent ground level. This measurement pertains to information on ground clearance for access and shading.
Height to first major limb	This is the height in metres to the first major limb that would not normally be removed as a consequence of crown lifting works. The orientation of this limb is also recorded (N=North, E=East, S=South, W=West, All=To all points).
Age Class	The following abbreviations are used to give the age of the tree; Y= Young trees aged less than one third of life expectancy. SM= Semi mature, approx. one third of life expectancy. EM = Early mature tree trees between one to two thirds of life expectancy. M = Mature tree over two thirds of life expectancy. OM= Over mature trees exceeding life expectancy.
Physiological Condition	The following considerations are used to evaluate the physiological condition of the tree (foliage and vitality): Good, Fair, Poor, Dead, with intermediate descriptions using the same phrasing.
Structural Condition and Observations	These are observations and comments on the visible structural condition of the tree on the day of the survey. They are brief and relate to unaided observations from the ground, unless otherwise stated. These observations are made to categorise the tree and they do not replace a more comprehensive condition survey.
Preliminary Management Recommendations:	These are initial recommendations including the following; highlighting the need for more detailed inspections, those trees that present an immediate hazard to life or property. The tree works recommended do not consider general or required management of the trees. Similarly, the works outlined do not consider works that may be required prior to development works or to facilitate access to the site.
Estimated remaining contribution of the tree	This is the number of years that the tree will contribute to the landscape. The following bands are used: Less than 10 years, 10+ years, 20+ years and 40+ years.
Category grading:	This is the categorisation for trees following a tree quality assessment. Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837. A copy of this chart is included within Appendix 2.

A red asterisk * will denote that the category grade as given will be dependent upon information gained from further inspection of the tree.

Appendix 2: B.S. 5837 Table of Tree Categorisation

TREES TO BE CONSIDERED FOR REMOVAL				
CATEGORY AND DEFINITION	**CRITERIA**			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	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 U category trees (i.e. 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 {e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. U category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITION	**CRITERIA — Subcategories**			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			

Appendix 3: Tree Survey Details

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T1	Bay Laurel	9	310	2	4	5	2	2m	2.5 south	EM	Fair	Tree within planter area, (delineated by kerbing and boundary wall). Included growth on main stem at 1.2m.	No work presently required.	20+	C1	3.7	43
T2	London Plane	19	1010	8	7	8	7	4.5m	5m north	M	Fair/ good	Tree within planter area, (delineated by kerbing and boundary wall). Roots disrupting kerb. Soils heaped between stem and boundary wall. Historical high pollard at approx. 6m. Recent historic reduction of laterals away from buildings	No work presently required.	40+	B1	12.1	460
T3	London Plane	22	1250	9	9	9	9	5m	7m north	M	Fair	Third party tree, as of non- invasive internal investigation conducted June 2022 approx. 25% centralised decay of main stem to base. Ivy encroaching up to 20m in the crown of the tree.	No work presently required. Recommend to regularly monitor progression of internal decay	40+	B2	15	733
T4	Hawthorn	5	80 80	2	2	2	2	1m	N/A	SM	Fair	Third party tree, no access, all measurements estimated.	No work presently required.	20+	C1*	1.4	5.8
T5	Bay Laurel	5	80 80	2	2	2	2	2m	N/A	SM	Fair	Third party tree, no access, all measurements estimated.	No work presently required.	20+	C1*	1.4	5.8
T6	London Plane	12m	350	7	6	2	3	4.5m	5m south	SM	Fair	Third party tree, Stem leans heavily to northwest, supported and growing into main wall.	No work presently required. Recommend to review long term viability to retain the tree due to potential future damage to the wall.	20+	C1	4.2	55.4

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T7	Sycamore	5m	200	2	2	2	2	N/A	N/A	SM	Poor/ Fair	Third party tree, no access, all measurements estimated. Recent substantial height reduction, some consequent re-growth.	No work presently required.	20+	C1*	2.4	18.1
T8	London Plane	22	1200	10	7	9	7	4m	5m south	M	Fair	Third party tree, no access, all measurements estimated. Multi stemmed tree at approx. 3m. Evidence of recent historic severance of Ivy. Recent historic reductions and storm damaged laterals. Dieback within crown probably relating to incidence of Massaria. Numerous areas of decay at historic pruning wounds. Minor deadwood over roadway area.	Climbing inspection advised to ascertain structural integrity of laterals throughout crown of tree	40+	B2*	14.4	651.5
T9	Sycamore	9	200	0	0	2	4	3m	N/A	EM	Poor	Third party tree, no access, all measurements estimated. Heavy dieback of canopy suspected due to Sooty bark disease.	Further inspection required to confirm	<10	U*	2.4	18.1
T10	Sycamore	13	300	3	3	3	3	3m	N/A	EM	Fair	Third party tree, no access, all measurements estimated. Evidence of historic pruning. Dieback in lower canopy.	No work presently required.	10+	C1*	3.6	40.7
T11	Cherry	13	300	6	3	0	3	3m	N/A	EM	Fair	Third party tree, no access, all measurements estimated. Stem leans heavily to north. Historic reduction of canopy cutback from build.	No work presently required.	10+	C1*	3.6	40.7

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T12	Cypress	6	200	1.5	1.5	1.5	1.5	3m	N/A	SM	Fair/ good	Third party tree, no access, all measurements estimated. Crown development limited due to proximity to T11.	No work presently required.	20+	C1*	2.4	18.1
G1	Fig & Bay Laurel	4-5m	100	2	2	2	2	N/A	N/A	SM	Fair	Third party tree, no access, all measurements estimated.	No work presently required.	20+	C1*	1.2	4.5
T13	Sycamore	18m	450	5	5	5	5	4m	7m east	EM	Fair	Third party tree. Ivy throughout crown. Tree late to bud burst comparative to T14. Ground level difference of approx. 1.5m	No work presently required.	20+	C1	5.4	91.6
T14	Sycamore	18m	450	6	6	6	6	4m	7m west	EM	Fair	Third party tree. Dieback in lower canopy. Signs of possible Sooty bark disease. Ground level difference of approx. 1.5m	No work presently required.	20+	C1	5.4	91.6
T15	Sycamore	18m	550	7	6	10	7	4m	7m south	EM	Fair/ Good	Third party tree. Historically pruned away from the building. Ground level difference of approx. 1.5m	No work presently required.	20+	B2	6.6	136.9
G2	Elder x2, Cherry + Sorbus	4m	Ave 100	2	2	2	2	N/A	N/A	Y to SM	Poor/ Fair	Third party trees, no access, all measurements estimated. Sorbus in decline/ dead and leaning on building. Cherry with numerous cankers Ground level difference of approx. 1.5m	Remove Sorbus if found to be dead and unstable.	10+	C3*	1.2	4.5

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T16	London Plane	26m	1195	9	9	5	6	5m	7m west	M	Fair /Good	Third party tree accessed to inspect. Non-invasive internal investigation revealed minor internal decay Deadwood stub at 14m to east, assumed result of failure due to Massaria. Ground level difference of approx. 1.5m	Recommend to regularly monitor progression of internal decay	40+	A2	14.3	642.5
T17	London Plane	26m	1495	7	7	13	6	5m	7m north	M/ Vet	Fair /Good	Third party tree accessed to inspect. Cavity to base of buttress root to south east. Non-invasive internal investigation revealed internal decay that equated to a 20% mechanical strength loss at the base of the tree relating to winds from the North east and South west. Ivy encroachment recently severed but remaining on stem. Nest in crown to south at approx. 14m. Ground level difference of approx. 1.5m. (Note: RPA calculated as of Veteran tree).	Recommend to regularly monitor progression of internal decay	40+	A3	22.4	1576.5
T18	London Plane	12m	200	3	3	3	3	4m	N/A	SM	Good	Third party tree. Ground level difference of approx. 1m	No work presently required.	40+	B1	2.4	18.1
T19	Lime	16m	400	4	4	4	4	3m	3m east	EM	Fair	Third party tree Historically reduced back from build. Heavy epicormic growth. Ground level difference of approx. 1m	No work presently required.	40+	B1	4.8	72.4
T21	Prunus sp.	6m	200	2	2.5	2.5	2.5	1	1	SM	Fair /Good	Third party tree.	No work presently required.	20+	C1	2.4	18.1

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T22	Horse Chestnut	3m	800	1	1	1	1	2	n/a	M	Poor	Third party tree. Ivy clad monolith. Minimal regrowth from epicormic observed approx. 75% dead	No work presently required.	<10	U	9.6	289.6
T23	Field Maple	10	240	4.5	3.5	5.5	4.5	2.5	2 NW	SM	Good	Third-party. Suspected local authority ownership. Tree located adjacent east boundary of British Museum within planting pit. Evidence of historic pruning on main stem and into crown.	No works presently required.	40+	B1	2.9	26
T24	Field Maple	9	220	4	4	5.5	4.5	3	2 W	SM	Good	Third-party. Suspected local authority ownership. Tree located adjacent east boundary of British Museum within planting pit. Evidence of historic pruning on main stem and into crown. Storm damaged wound on main stem to the east at 3m above ground level. Not currently considered significant.	No works presently required.	20+	B1	2.6	21
T25	Field Maple	9	230	4	4	4.5	4.5	2.5	2 W	SM	Good	Third-party. Suspected local authority ownership. Tree located adjacent east boundary of British Museum within planting pit. Evidence of historic pruning on main stem and into crown. Good form and crown structure.	No works presently required.	40+	B1	2.8	25
T26	Field Maple	9	210	4.5	4	4.5	4.5	3	2 S 2 W	SM	Good	Third-party. Suspected local authority ownership. Tree located adjacent east boundary of British Museum within planting pit. Evidence of historic pruning on main stem and into crown. Good form and crown structure.	No works presently required.	40+	B1	2.5	20

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T27	Field Maple	9	200	3.5	3.5	4.5	4.5	3	2.5 all	SM	Good	Third-party. Suspected local authority ownership. Tree located adjacent east boundary of British Museum within planting pit. Girdling root at base of stem to west. Not currently considered significant. Evidence of historic pruning in crown. Good form and crown structure.	No works presently required.	40+	B1	2.4	18
T28	London Plane	19	900	12	8	9.5	8.5	4	6 all	M	Fair to Good	Tree located within property of British Museum adjacent southeast boundary. Approx. 1m decrease in level from base of main stem to Montague Street. Historically managed as a pollard at approx. 6m above ground level. Evidence of more recent pruning in crown including crown lifting. Pruning wounds display good response growth surrounding wounds. Minor deadwood in crown.	No works presently required.	40+	A1/2	10.8	367
T29	London Plane	19	1200	9.5	11.5	11	8.5	3.5	6 all	M	Fair to Good	Third-party. Suspected local authority ownership. Tree located adjacent southeast boundary of British Museum within planting pit. Flattening of stem to north and east at ground level. Hammer resonates sound associated with hollowing of the main stem to the north and east at 0.3m above ground level. Area to the east at 0.3m can be probed by approx. 300mm in depth. Historically managed as a pollard at approx. 4-6m above ground level. Evidence of more recent pruning in crown including crown lifting. Infrequent major and minor deadwood in crown.	Further investigation of main stem using impulse tomography, to establish extent of decay.	20+	B1/2*	14.4	652

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T30	London Plane	26	850	1.5	6	9	9	5	11 W	M	Fair to Good	Third-party. Located within fenced planted area part of The Bedford Estates. Limited access prevents full inspection. All measurements estimated. Stem has approx. 80° lean to the southwest. Epicormic on the main stem up to 5m above ground level. Historic pruning wounds on the main stem. Historically managed as a pollard at approx. 10-11m above ground level. Evidence of more recent pruning within crown.	No works presently required.	20+	B1/2	10.2	327
T31	London Plane	30	1400	3.5	10.5	7	9	7	11 all	M	Fair to Good	Third-party. Located within fenced planted area part of The Bedford Estates. Limited access. Prevents full inspection. All measurements estimated. Stem occluding iron fence to southwest. Climber encroaching on main stem. Historically managed as a pollard at approx. 10-11m above ground level. Evidence of more recent pruning within crown.	No works presently required.	40+	A1/2	16.8	887

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T32	London Plane	30	1350	10.5	10.5	7	9	10	11 all	M	Fair to Good	Third-party. Located within fenced planted area part of The Bedford Estates. Limited access. Prevents full inspection. All measurements estimated. Footpath appears to have been resurfaced immediately adjacent main stem to the west. Likely associated with rooting activity of tree. Historically managed as a pollard at approx. 10-11m above ground level. Cavity at approx. 11m above ground level at area of crown break to north. Visible hollowing with good response growth surrounding wound. Evidence of more recent pruning within crown including crown.	Aerial inspection of cavity at approx. 11m above ground level.	40+	A1/2*	16.2	825
T33	Golden-rain tree	5	90	3	2	2	1.5	1.5	2 S	SM	Fair to Good	Third-party. Suspected local authority ownership. Tree located on eastern footpath on Montague St. Evidence of historic pruning of main stem and crown.	No works presently required.	20+	C1	1.1	4
T34	Golden-rain tree	5	90	2	2	2	1.5	1.5	2 SW	SM	Fair to Good	Third-party. Suspected local authority ownership. Tree located on eastern footpath on Montague St. Evidence of historic pruning of main stem and crown.	No works presently required.	20+	C1	1.1	4
T35	Golden-rain tree	5	90	2	2	2	1.5	1.5	2 SW	SM	Fair to Good	Third-party. Suspected local authority ownership. Tree located on eastern footpath on Montague St. Evidence of historic pruning of main stem and crown.	No works presently required.	20+	C1	1.1	4

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m^2)
				N	E	S	W										
T36	Golden-rain tree	5	90	2	2	2	1.5	2	2 SW	SM	Fair to Good	Third-party. Suspected local authority ownership. Tree located on eastern footpath on Montague St. Evidence of historic pruning of main stem and crown.	No works presently required.	20+	C1	1.1	4

Appendix 4: Limitations of Tree Report

Limitations of the Tree Survey and Scope of the Report

Please also refer to sections 1.2 and 1.3 at the beginning of this report.
The survey was based on unaided, visual observations made from ground level only.
No climbing inspection or below ground inspections were carried out at the time of the survey.
The survey preliminary in nature and should not be interpreted as a detailed tree condition inspection.
All observations were made from within the boundaries of the property, or from public land unless otherwise stated. Trees within neighbouring property are inspected as closely as is reasonably possible from within the boundaries of the property or from public land.
The report only details trees and vegetation as identified in the instructions and/or outlined within section 3 of this report.
This report does not consider the possible implications to any present or future built structures. This is outlined within section 5 of this report and will be dealt with by further reports as deemed necessary/ as and when instructed by the client.

Findings of the Survey and the Report

Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey.
No checking of independent data or documentation provided will be undertaken.

Timing of the Survey and the Report

The considerations/ findings in this tree report and tree survey are valid for one year.
Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken.
If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other Properties

This report/survey only considers the trees in relation to the site as identified.
It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed.
Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report.
Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Trees in Relation to Subsidence, Heave and Direct damage

This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed.
Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

Trees subject to statutory controls

It has not been established whether or not any of the trees mentioned within the report are covered by any statutory controls. This can be done if requested.
If the trees are covered by a Tree Preservation Order or are located in a conservation area it will be necessary to consult the local authority before any pruning works, other than certain exemptions, can be carried out.
The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

Trees are subject to changes outside man's control

Trees are living organisms subject to changes outside man's control. Trees and environment alter with the seasons it is as well to inspect trees whilst in full leaf and when out of leaf.
If there are any harsh or unexpected weather conditions, or heavy storms it is also prudent to inspect trees.
Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and other factors may be involved.
Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken.

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