HAYDEN'S
Arboricultural Consultants

TREE SURVEY & CONSTRAINTS PLAN
IN ACCORDANCE WITH BS 5837:2012

Proj. No **10986**	**6 Redington Road, London, NW3 7RG**
Client:	Simon Firth
Date of Report:	24/06/2024

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
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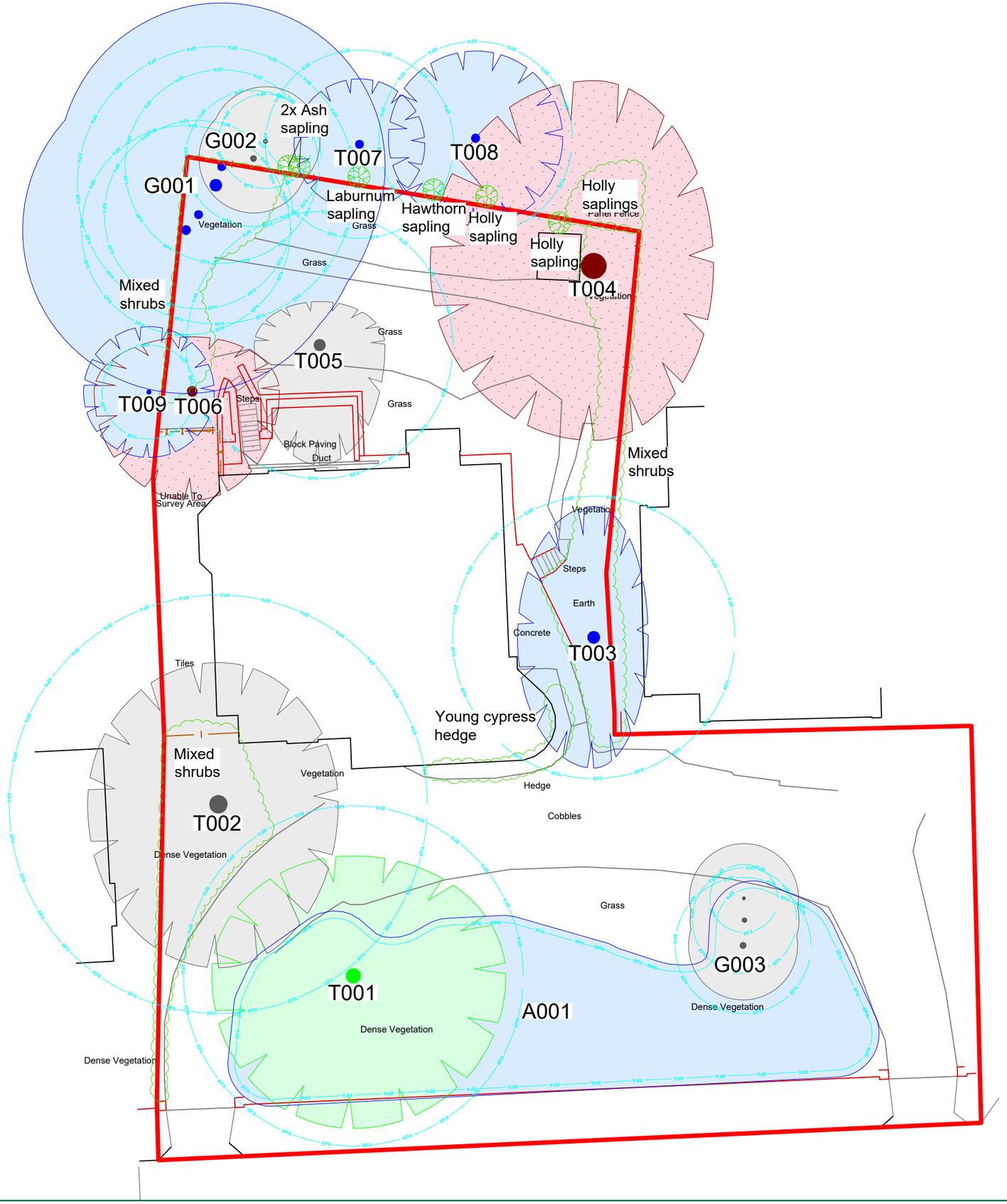
Existing Site Plan



LEGEND

- Existing Tree/Feature BS 5837:2012 Category A
- Existing Tree/Feature BS 5837:2012 Category B
- Existing Tree/Feature BS 5837:2012 Category C
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Existing Tree/Feature to be Removed BS 5837:2012 Category U
- Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference

TREE PROTECTION STATUS

Hayden's contacted London Borough of Camden Council on 12/06/2024. We were informed that:

- TPO's are present on site
- The site is located within a conservation area

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.
The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.
Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment and Preliminary Method Statement" which will form part of the planning application submission.

CATEGORY AND DEFINTION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	**Trees of high quality** with an estimated remaining life expectancy of at least 40 years
Category B	**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years
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

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Rev:	Date:	By:	Revision:
-	14/06/24	JF	Based on 2653_6 Redington Road, London NW3 7RG

The position, condition, and dimensions of the trees are based on a site survey undertaken on 05/06/24

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:200

0m 2m 4m 6m 8m 10m

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Client:	Drawing Title:
Simon Firth	Prelim AIA

Site: 6 Redington Road, London, NW3 7RG

Date:	Drawn By:	Cad File Ref:	
14/06/24	JF	Cli\Pro\10986-D-AIA.dwg	
Scale:	Checked By:	Drawing No:	Rev:
1:200 (A3)	AG	10986-D-AIA	-

SCHEDULE OF TREES

6 Redington Road, London,

Surveyed By: Alex Garnham Date: 05/06/2024
Managed By: Alex Garnham

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
A001	Cherry Laurel, Silver Birch, Rhododendron Spp, Viburnum Spp, Holly, English Yew, Elder, Privet Spp, English Oak, Sycamore	140	4.5		High	N2, E2, S2, W2	Dense area of young to semi mature mixed species trees and shrubs forming an effective and attractive screen at the frontage.	B2	No work required.	4
		1.68	0		SM	High				
Yes		8.9			20+ years	Bare earth				
G001	Sycamore	530	20		Low	N7.5, E7.5, S7.5, W7.5	Group of four semi mature to early mature Sycamore in the northwest corner of the rear garden. Whilst each individual tree has an asymmetric crown, they coalesce into a homogenous canopy. No major defects observed. Trees of moderate quality.	B2	No work required.	4
		6.36	4.5		EM	Moderate				
Yes		127.1			20+ years	Dense undergrowth				
G002	Hawthorn, English Yew	260	5		Low	N2.5, E2.5, S2.5, W2.5	Two semi mature trees which are located just beyond the north boundary of the rear garden. The crowns slightly overhang the boundary. They contribute to the screening between sites.	C1	No work required.	4
		3.12	0		SM	High				
No		30.6			20+ years	Light undergrowth				
G003	Holly, English Yew	270	9		Moderate	N2.5, E2.5, S2.5, W2.5	Group of one Yew and two Holly within a dense shrub bed at the frontage, immediately south of the driveway. Individually asymmetric crowns, but coalescing into a homogenous canopy. Unremarkable specimens of limited merit but they contribute to the overall screening at the frontage.	C2	No work required.	4
		3.24	2.5		SM	Moderate				
Yes		33			10+ years	Dense undergrowth				
T001	English Oak	650	16.5		High	N5.5, E7, S7, W6.5	Early mature English Oak in a vegetative front garden island between Redington Road and the driveway. Dense vegetation prevents full inspection. All comments are based on that which could be observed, and some dimensions are estimates. Ivy scales the stem. No obvious major defects observed. Good structural and physiological condition.	A2	No work required.	4
		7.8	5		EM	High				
Yes		191.1			40+ years	Mixed soft/hard surface				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T002	Ash	800	25		High	N6.5, E5.5, S7.5, W6	Mature Ash on a raised earth bund between the driveway and dwelling. Dense vegetation and Ivy prevent full assessment. All comments are based on that which could be observed, and some dimensions are estimates. The specimen is located approximately 2 metres from a corner of the dwelling. It appears to have been pollarded at 12 metres, with seven or more stems growing from that point. The crown has been subject to a targeted reduction in breadth on all sides to manage the crown in relation to the dwellings on either side. The stem closest 6 Redington Road features a bracket of Inonotus hispidus, with a woodpecker hole just above. There is also a region of necrotic bark on the south face of the stems on the south side of the pollard head. There is an old pruning wound below the pollard head on the south side which appears hollow in the centre, but has a ring of reaction wood around the edges. Given the proximity of the tree to the dwelling, as well as the driveway and dwelling access being below the crown, some further investigation is recommended.	C1	Undertake aerial inspection. Remove all Ivy. Contingency for decay testing at height.	2
		9.6	5.5		M	Moderate				
Yes		289.5			10+ years	Mixed soft/hard surface				
T003	English Yew	540	15.5		High	N6, E2.5, S6, W3.5	Mature English Yew located in a narrow space forming the access to the rear garden. The tree comprises two stems, a dominant northern stem carrying most of the crown and a secondary southern stem carrying an asymmetric portion of lower crown. The stems emerge from a raised earth bund adjacent the boundary between No.6b and 6a, with the earth held by retaining walls. There is a substantial change in ground level north to south around the tree, with north being the high point and south being the low point. The crown is of upright and narrow form, distracted largely due to the limited growth space, access to sunlight, and a history of lateral reductions. The crown has extended towards, and meets, the brickwork of No.6. No major defects observed.	B1	Prune branches to provide approximately 1.5 metre clearance from building(s).	3
		6.48	4.5		M	Moderate				
Yes		131.9			20+ years	Mixed soft/hard surface				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T004	Horse Chestnut	1150	18.5		Moderate	N8.5, E5.5, S8, W7.5	Mature Horse Chestnut in the northeast corner of the rear garden, adjacent a wooden shed. The specimen is ostensibly an attractive tree. However, closer inspection reveals some major structural issues. Firstly, the base of the stem is heavily decayed on the north side, by what appears to be a substantial historic tear out wound that was too large to heal. Tapping the lower stem indicates that decay has permeated through the heartwood towards the southern face. There are two vertical columns of wood on the south side that appear to form the principle structural integrity, and these sound dull when tapped. The second issue is that the main stem appears to have suffered historic failure at 8.5 metres, with the crown formed thereafter of side branches which have bent upwards into secondary crown stems. There has been substantial growth investment into each of these, and they may be attached to an upper portion of main stem that is not stringing in tandem. One of the 6 lateral limbs now forming crown stems has snapped out on the north side and flattened the boundary fence. It may have also caused the visible damage to the wooden shed. Despite good physiological health and an ostensibly good appearance from distance, the tree is in poor structural condition and should be felled.	U	Fell to ground level.	1
		13.8	3		M	Moderate				
Yes		598.3			<10 years	Grass				
T005	Laburnum	510	13.5		Low	N2, E3, S5.5, W3	Mature Laburnum is located in the rear garden. There is a retaining wall on the south and southwest sides. The stem is of hockey stick growth, bending abruptly south from its emergence before correcting to vertical form. There are three stems from 1.3 metres, sharing two bark included unions. The union between the south and central stems has reactive growth on the east side. The same is true of the union between the central and north stems but on the west side. The union on the east side, however, has cracked open and has been held together only by the reactive tissue on the west side. The central stem has died, and features peeling bark down into, and below, the two unions. This will eventually weaken each of the remaining two stems at the union, as the wood from the central stem degrades. The tree appears to be in good physiological health, and may endure for many years, but has peaked and will likely enter gradual decline.	C1	No work required.	4
		6.12	0.5		M	Low				
Yes		117.7			10+ years	Mixed soft/hard surface				
T006	Ash	450	18.5		Low	N2.5, E4, S5, W4.5	Early mature Ash in a narrow space between the brick boundary retaining wall and a staircase flanked by further retaining walls. The rooting space is clearly restricted, and surface roots are visible, snaking along the retaining walls and the top of the staircase. The crown is high and asymmetric due to competition with a group of Sycamore trees to the north. The crown displays stress, with several pockets of dieback resulting in sparsity. The specimen may have reached the limits of its growth given the restricted root space. As the tree is close to the dwelling and overhangs the boundary, it should be managed to prevent deadwood forming and falling. If retention is desirable, it is recommended that this specimen is pollarded on a cyclical basis. Otherwise, consider felling.	U	If retention is desirable, it is recommended that this specimen is pollarded on a cyclical basis. Otherwise, consider felling.	2
		5.4	5		EM	Moderate				
Yes		91.6			<10 years	Mixed soft/hard surface				

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T007	Sycamore	360	13		Moderate	N3, E3, S3, W3	Semi mature Sycamore located 3.4 metres beyond the north boundary of the rear garden. Limited access prevents full assessment. All comments are based on that which could be observed from the site, and some dimensions are estimates. The crown is somewhat suppressed due to intense competition. Contributes to the screening between sites.	B2	No work required.	4
		4.32	5		SM	Moderate				
No		58.6			20+ years	Light undergrowth				
T008	Sycamore	370	14		Moderate	N4, E4, S4, W4	Semi mature Sycamore located 5.2 metres beyond the north boundary of the rear garden. Limited access prevents full assessment. All comments are based on that which could be observed from the site, and some dimensions are estimates. The crown is somewhat suppressed due to intense competition. Contributes to the screening between sites.	B2	No work required.	4
		4.44	3		SM	Moderate				
No		61.9			20+ years	Light undergrowth				
T009	Fig	180	7.5		Low	N3, E3, S3, W3	Semi mature Fig located 1.3 metres beyond the west boundary retaining wall of the rear garden. Limited access prevents full assessment. All comments are based on that which could bee observed from the site, and some dimensions are estimates. The ground level on the side where this Fig tree is located is lower than the garden of No.6. Crown slightly overhangs wall. A good quality specimen.	B1	No work required.	4
		2.16	2.5		SM	Low				
No		14.7			20+ years	Mixed soft/hard surface				

Explanatory Notes for Tree Constraints Plans

DBH (mm) Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.

RPA This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as "a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority". The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.

Crown Base Recorded in metres, the distance from ground and aspect of the lowest branch material.

Crown Spread Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.

Age Recorded as one of the following categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.

D Dead.

Safe Useful Life Expectancy Relates to the prospective life expectancy of the tree and is given as one of 4 categories:

40 years+;

20 years+;

10 years+;

Less than 10 years.

Water Demand

This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.

BS 5837 Main Category

Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:

Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years;

Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years;

Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;

Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837 Sub Category

Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:

Sub-Category 1 - Mainly arboricultural qualities

Sub-Category 2 - Mainly landscape qualities

Sub-Category 3 - Mainly cultural values, including conservation

Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.

Recommended Works

Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.

Priority

This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.

1 Urgent – works required immediately;

2 Works required within 6 months;

3 Works required within 1 year;

4 Re-inspect in 12 months,