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# Arboricultural survey and constraints

**22b Harley Road  
London  
NW3**

Client and Address:	c/o Theis and Khan Architects, 11-13 Lonsdale Gardens, Tunbridge Wells, Kent TN1 1NU
Inspector:	B.Larkham, Dip.Arb.(RFS), Tech.Cert.(Arbor.A), F.Arbor.A.
Date of Inspection:	1 <sup>st</sup> August 2022
Date of Report:	23 <sup>rd</sup> August 2022
Reference no.:	tr-1662-22

22b Harley Road, London NW3

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Condition and <b><u>Recommendations</u></b>	Erc	BS grade	RPA (rad)
T1	Tree of Heaven	e.14.0	70	Ø9.0	e.9.0	Mat	Large laterals removed at 3.2 and 4.6 metres. Bifurcated at 5.6 and 6.0 metres. Previous reduction to control dimensions. Deadwood stubs at points of reduction. Within pedestrian access route.	20-40	B1	8.4
T2	False Acacia	e.16.0	53	4.0, 6.5, 4.0, 6.5 4.0,	5.0-8.0	Mat	Asymmetric to south. Virginia creeper to stem. Superficial chainsaw cut to bark to east at 1.4 metres. Branching from 6.6 metres. Bifurcated at 7.0 metres. Moderate deadwood.	20-40	B1	6.3
T3	Leyland Cypress	6.5	e.32	Ø6.0	2.4	Mat	Offsite tree - full inspection not possible. Multi-branched from approximately 2.5 metres. Topped.	20-40	C1	3.8
T4	Oak	e.20.5	e.85	6.0, 6.0, 6.0, 9.5	3.5(w)	Mat	Offsite tree – full inspection not possible. Asymmetric to west. Stem lean to west. Bifurcated at 9.5 metres.	40+	A1	10.2
T5	Himalayan Birch	5.5	<8	Ø4.0	2.0	Y	Three young offsite trees – full inspection not possible. Asymmetric to west suppressed by T4.	20-40	C1	2.0 adj
T6	Paper Birch	8.0	18	Ø6.0	2.0	Y		20+	C1	2.5 adj

For key and comments see accompanying key

## **Key and general comments**

<b>Hgt</b>	Height (estimated)
<b>Stem Ø</b>	Trunk diameter in centimetres measured at 1.5 metres above ground level.
<b>Spread</b>	Crown radii in metres to compass points or crown diameter suffixed Ø
<b>Crown c/rance</b>	Height in meters of crown clearance above adjacent ground level
<b>Life Stage</b>	Age class (Y – young, Mid Age – middle aged, Mat – mature, OM – over mature, V – veteran)
<b>Phys cond</b>	Physiological condition – Good, Fair, Poor, Dead
<b>Condition and <u>Recommendations</u></b>	Structural condition and record of defects together with any preliminary management recommendations as underlined.
<b>RPA (rad)</b>	Recommended protection area. Dimension in metres = radius of circle from the centre of stem. Adj may be suffixed where RPA is increased based upon crown spread or other changes at discretion of surveyor.
<b>Erc</b>	Estimated remaining contribution in years (less than 10, 10-20, 20-40, more than 40)
<b>BS grade</b>	<b>U</b> –Remove, <b>A1-A3</b> :Category A High quality, <b>B1-B3</b> :Category B Moderate quality, <b>C1-C3</b> :Category C Low quality
<b>Bifurcated</b>	Main stem divides into two stems
<b>Asy</b>	Asymmetric canopy to compass direction
<b>N S E W</b>	Compass point direction, may also appear as NE
<b>Vig</b>	Vigour (N-normal, L-Low)
<b>Mat</b>	Maturity (OM-Over Mature, M-Mature, Med-Medium, Y-Young)
<b>e.</b>	Estimated dimension
<b>g/l</b>	Ground level
<b>c/l</b>	Centre line
<b>m/s</b>	Multi-stemmed
<b>Remove deadwood</b>	Remove deadwood, significantly diseased or decayed growth, crossing or torn branches. Branch stubs and tears to be cut clean. All work to be carried out in accordance with BS3998 and current best practice.

### **Key and comments continued.**

The survey relates to trees at 22b Harley Road, London NW3. The drawing uses as its base the topographic survey reference ordnance survey based site survey provided by MSA survey, Unit 15c, Oakcroft Road, Chessington, Surrey KT9 1RH. Tree positions have not been checked. All dimensions should be checked before marking out.

The site was surveyed on 1<sup>st</sup> August 2022. The weather at the time of the survey was fair.

The tree survey and constraints information has been prepared to assist consideration of the provision of a replacement dwelling. The survey has been undertaken in accordance with British Standard 5837:2012. No internal investigation of any trees was undertaken.

The London Borough of Camden online resource identifying Conservation Areas indicates the site falling entirely within the Elsworthy Conservation Area. It has not been established whether any Preservation Orders are applicable to the trees on site or to the adjacent property although all recorded trees are protected by virtue of the Conservation Area status. The written consent of the Local Authority will therefore be required prior to undertaking any works to the surveyed trees. The consent of the owner will also be required in respect of works to offsite trees.

Birds and bats are protected by law and any works to trees recommended within this schedule should be undertaken with due consideration to current legislation and recommended timing for works. The assessment for the presence of bats should be undertaken by a qualified assessor.

A person professionally competent in Arboriculture should undertake all future tree inspections recommended within this schedule.

All tree surgery work should be undertaken in accordance with BS3998:2010 Tree work - Recommendations and current best practice.

**The details of this survey are based upon the condition of the subject tree/s present on the date of the inspection. Responsibility cannot be held for the subsequent effects of extremes of weather, vandalism or damaging acts either negligent or wilful. Liability cannot be held for any subsequent physical undertaking to the canopy, stem or roots of the tree/s. This survey is valid for a period of two years from the date of the site inspection unless the site conditions change or works unspecified in this report are undertaken.**

NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to starting work

Key

- A grade trees - high quality and value
- B grade trees - moderate quality and value
- C grade trees - low quality and value
- U grade trees - recommended for removal

Root protection area (RPA)

Rev. Date Description

Job Title:

22B Harley Road  
London  
NW3



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Drawing Title:

Arboricultural survey  
and constraints

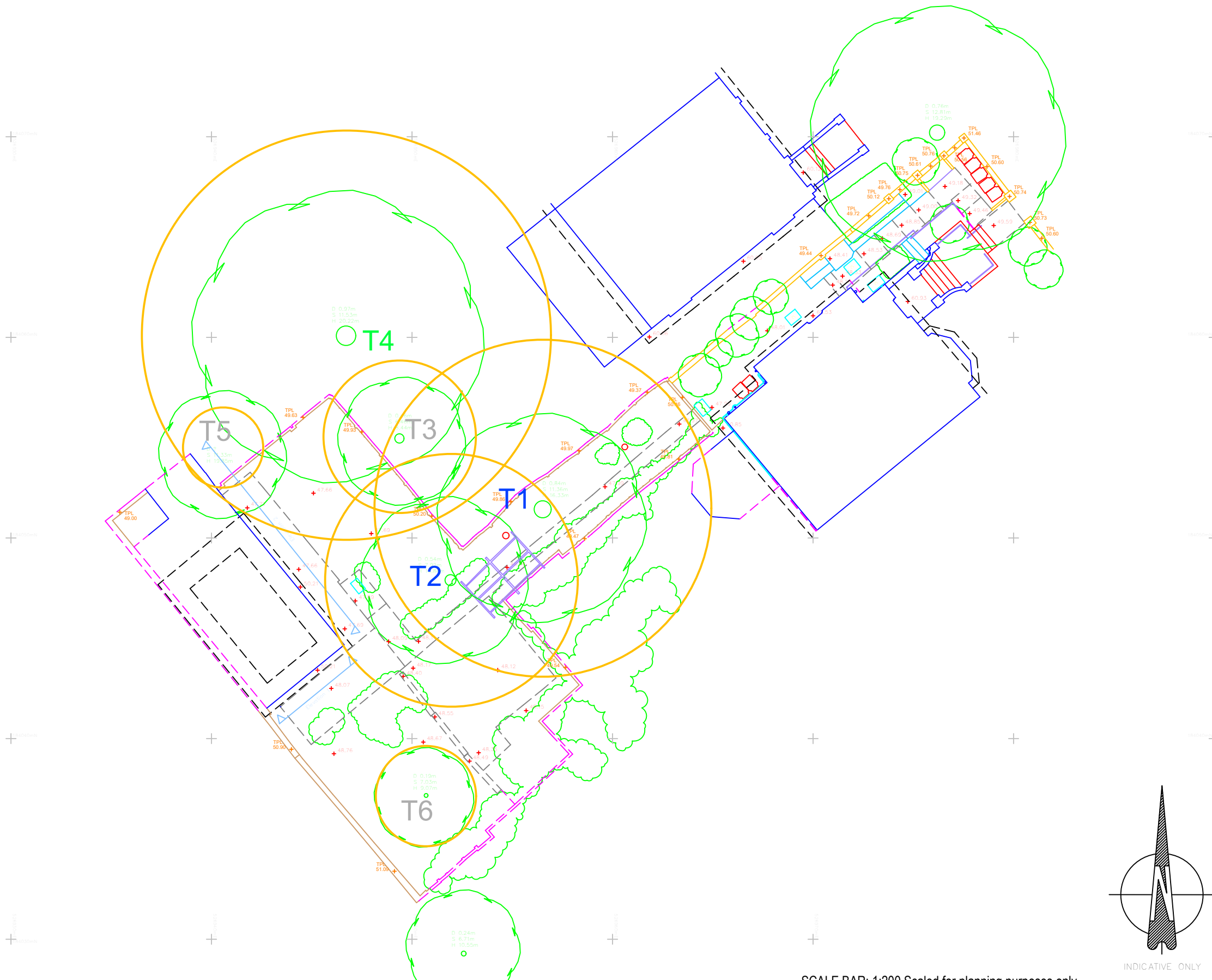
Scale:  
1:200 at A3

Drawn By:  
BL

Date:  
Aug 22

Drawing Number:  
tr-1662-22

Rev.:



SCALE BAR: 1:200 Scaled for planning purposes only

