



AD/JC-1/LBC/909

30<sup>th</sup> January 2025

Quality Hotel

5-7 Frognal

London NW3 6AL

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### **TREE CONDITION SURVEY**

(carried out in conjunction with Treeline Arboricultural Services)

(to be read in conjunction with dwg no. 909/01)

#### **Quality Hotel**

#### **5-7 Frognal**

#### **London NW3 6AL**

Carried out 28<sup>th</sup> Jan 2025

### **TREE SURVEY CODES**

|                 |                                             |                 |                                                                 |
|-----------------|---------------------------------------------|-----------------|-----------------------------------------------------------------|
| NO              | Tree number on survey plan                  |                 |                                                                 |
| SPECIES         | Common/ English name                        |                 |                                                                 |
| HEIGHT (m)      | Existing tree ht                            |                 |                                                                 |
| STEM DIA (mm)   | Trunk diameter 1.5m above ground            |                 |                                                                 |
| CROWN SPREAD    | Branch spread in N,E,S,W quadrants          |                 |                                                                 |
| CROWN CLEARANCE | Canopy ht above ground in N,E,S,W quadrants |                 |                                                                 |
| AGE             | S                                           | Sapling         |                                                                 |
|                 | SM                                          | Semi mature     |                                                                 |
|                 | M                                           | Mature          |                                                                 |
|                 | OM                                          | Over Mature     |                                                                 |
|                 | V                                           | Veteran         |                                                                 |
| CONDITION       | A                                           | Good (Green)    | Specimen/ high value tree<br>Retention most desirable (40yrs +) |
|                 | B                                           | Moderate (Blue) | Group value<br>Retention advisable (20yrs+)                     |
|                 | C                                           | Poor (Grey)     | Nominal value only (10years+)                                   |
|                 | U                                           | Dead/Weak (Red) | Removal recommended                                             |

## TREE SURVEY SCHEDULE

(Carried out in accordance with BS 5837: 2012 – ‘Trees in relation to demolition, design & construction – recommendations’) A close up detailed tree assessment should be undertaken before any tree works is considered.

CLIENT: QUALITY HOTEL

SITE: 5-7 FROGNAL LONDON NW3 6AL

SURVEYED BY: ADAM GOLDING NCH Arb. (only trees directly effected by proposals have been included in this survey)

DATE: 28/1/25 WEATHER: OVERCAST

PAGE: 1 (refer to dwg no. 909/01)

NOTE: Offsite trees - Where access is restricted tree dimensions have been estimated – data based on site survey taken by eye.

| TREE Nos. | SPECIES                   | RPA m | Ht m | Dia mm            | Crown Spread m                   | Crown ht clearance m | Age | Vigour | Structural condition Management remarks                                                                                                                                                                                                                                                                                                 | Condition | Life expectancy |
|-----------|---------------------------|-------|------|-------------------|----------------------------------|----------------------|-----|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|
| T1        | Ash                       | 4.68  | 13   | 150<br>200<br>300 | N - 4<br>E - 4<br>S - 4<br>W - 4 | 1.5                  | M   | Poor   | Mature street tree in podium planter 1m high approx high - 3 basal stems with weak union – deadwood – heavily constrained by highways, building and planter size – multiple cracking in regular crown reduction 20% every 3yrs + possible canopy bracing<br><i>Recommend replacement tree better suited to location – box elder etc</i> | C         | 10yrs           |
| T2        | Norway Maple              | 84    | 17   | 700               | N - 4<br>E - 4<br>S - 4<br>W - 4 | 10m                  | M   | Avge   | Offsite mature street tree at NE boundary growing against 3-5 storey buildings – high canopy – recommend sever extensive ivy growth – review – extensive epicormic growth evident from previous reductions                                                                                                                              | B         | 20yrs+          |
| H3        | Evergreen Spindle – hedge | 1     | 1.5  | 800               | 600mm                            | -                    | M   | Avge   | Mature NE boundary hedge                                                                                                                                                                                                                                                                                                                | B         | 20yrs+          |

Note: There are other mature ornamental trees locally that were not subject to the topographic survey that also have been excluded from this survey.

## **TREE IMPACT ASSESSMENT SCHEDULE**

(Carried out in accordance with BS 5837: 2012 – ‘Trees in relation to design, demolition, construction – recommendations’)  
A close up detailed tree assessment should be undertaken before any treeworks is considered.

CLIENT: QUALITY HOTEL

SITE: 5-7 FROGNAL LONDON NW3 6AL

SURVEYED BY: ADAM GOLDING NCH Arb.

DATE: 28/1/25 WEATHER: OVERCAST

PAGE: 1 (refer to tree protection dwg no. 909/01)

| TREE Nos. | SPECIES           | DISTURBANCE                                                   | AMENITY IMPACT                             | MITIGATION                                                                                                                                                                                                                                   |
|-----------|-------------------|---------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T1,2      | Ash, Norway Maple | Damage from brickwall / landscape podium reconstruction       | Important street tree<br>Damage within RPA | Standard tree protection fencing –<br>Utilise existing hard standings for working area/ access<br>Utilise low invasive design subject to engineers ret wall foundation specifications. All works in accordance with BS5837.2012 clause 7.5.5 |
| T1,2      | Ash, Norway maple | Damage from materials storage/ HGV access                     | Potential ground compaction within RPA     | Adopt ‘Ground Guard’ rigid sheet protection over compressible layer over existing formation – All works in accordance with BS5837.2012 clause 6.2.3.3                                                                                        |
| All       |                   | Potential damage from underground<br>New services connections | Excavation within RPA                      | Re-route new services connections outside RPA.<br>All works in accordance with BS5837.2012 clause 7.7                                                                                                                                        |

| Phase of Construction                                                                                                                                                                                                                 | Operations                                                                                                         | Scheduled visits / Items to be checked or reviewed                                                                                                                                                          | By Whom:                | Date :          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------|
| <b><u>DEMOLITION</u></b><br><b><u>SITE SETUP/</u></b><br><b><u>GROUNDWORKS</u></b><br><br><b>1 Tree protection pre-start</b><br><br><b>2 Building Construction monitoring</b><br><br><b>3 Driveway HGV access during construction</b> | Facilitation pruning / remedial tree works. Installation of special temporary ground protection, temporary fencing | 1. Tree works satisfactorily completed to B.S.3998 / Temporary protective fencing installed according to specifications                                                                                     | Arboriculturist / Agent | To be confirmed |
|                                                                                                                                                                                                                                       | Review setting out/ services layout works                                                                          | 2. Pre-works site meeting with contractor / client to review works method statement & agree working practices                                                                                               | Arboriculturist / Agent | To be confirmed |
|                                                                                                                                                                                                                                       |                                                                                                                    |                                                                                                                                                                                                             |                         |                 |
|                                                                                                                                                                                                                                       | <u>Agree any special tree root protection driveway / landscape const'n</u><br><br>Commence construction works      | 3. Pre-works site meeting with ground works contractor / structural engineer to review specifications for installation of services & any special tree root protection agree working practices / methodology |                         |                 |
|                                                                                                                                                                                                                                       |                                                                                                                    |                                                                                                                                                                                                             |                         |                 |
| <b><u>EXTERNAL WORKS /</u></b><br><b><u>LANDSCAPING</u></b><br><br><b>4 Completion</b>                                                                                                                                                | Completion of all external works / landscaping                                                                     | 4. Inspect all completed external works in relation to trees & review overall tree health & condition – soil amelioration works if necessary                                                                | Arboriculturist / Agent | To be confirmed |