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Tree Surveys and Reports · Advisory Service
Development · Management · Planning · Safety

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Schedule of Trees

at:

252 Finchley Road, London

Compiled & presented by:

Simon R. M. Jones Dip. Arb. (RFS) F. Arbor. A.

April 2009

Tree Schedule: Explanatory Notes

252 Finchley Road, London

This schedule is based on a tree inspection undertaken by Andrew Bigg & Matt Rew of Simon Jones Associates Ltd., on Wednesday the 16th September 2009. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial 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. Species.

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

3. Height.

Measured approximately with the aid of a clinometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or in case of trunks that divide into separate stems between adjacent ground level and 1.5m, at base, immediately above root flare ('arf'). Given in millimetres.

5. Radial Crown Spread.

The maximum extent of branches from the base of the trunk in any direction, given in metres. In the case of trees with asymmetrical crowns, separate distances are quoted in relation to points of the compass.

6. Crown Clearance.

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

7. Age Class.

Young: Age less than 1/3 life expectancy

Middle aged: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Surviving beyond the typical age range for species

8. Physiology.

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

9. 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 physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irreparable physiological or pathological defects, such that there is a risk of imminent collapse.

10. 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

11. Category.

Based on the British Standard "Trees in relation to construction - Recommendations", BS 5837: 2005, Table 1.

Category R: Trees 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 R 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, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees 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
- 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
- Trees, groups or woodlands of significant conservation, historical, commemorative or other value

Category B: Trees 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
- 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, 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

Category C: Trees 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 150mm.

- 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

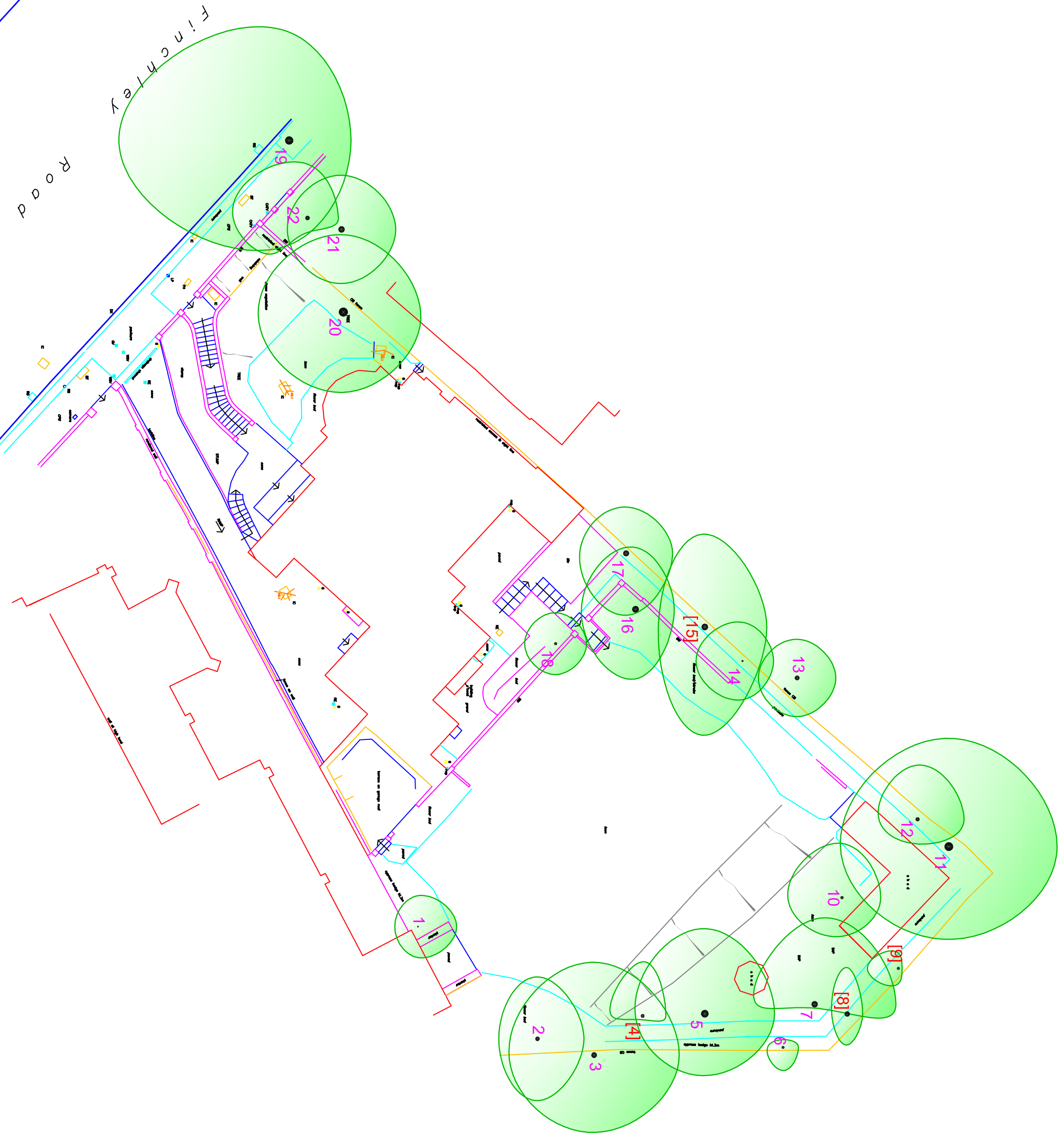
TREE SCHEDULE

252 Finchley Road, London

No.	Species	Height	Trunk diameter	Radial Crown Spread	Crown Clearance	Age class	Physio -logy	Structure	Comments	Category
1	Portuguese laurel	5m	105mm	2.5m N 2m E 1.5m S 2m W	2m	Young	Average	Indifferent	Decay at base; asymmetrical crown as suppressed by adjacent specimens; slightly leaning trunk; of low quality but moderate value; of short-term potential only.	C (2)
2	Pear	9m	289mm N 320mm S	3m N 4m E 2.5m S 4m W	2m W	Middle aged	Below average	Indifferent	Twin-stemmed from 1m; tight compression fork with evidence of included bark; ivy-covered; above average dead wood in crown; significant dieback at branch tips; notably reduced shoot extension growths; of low quality but moderate value; of short-term potential only.	C (2)
3	Ash	13m	370mm (NE) 370mm (SW)	5.5m N 5m E 5.5m S 6m W	2m W	Middle aged	Average	Moderate	Off site tree growing against boundary fence adjacent to property; Single, upright trunk; ; at 1m forks into two co-dominant stems orientated NE/SW, tight compression fork with small ridge of included bark; stems ascend into a mutually shared canopy; some deadwood evident within the canopy, smaller hung up branches within the canopy; 3m from base on W side as ground starts to slope towards the house, large exposed surface root visible, no evidence of upper surface damage tree. Visible in views from the SW across the main road between property/Church and the N and E from adjacent residential properties, therefore of moderate value and quality; of medium-term potential.	B (12)
4	Pear	8m	250mm	1.5m N 1.5m E 2m S 3.5m W	2m W	Young	Below average	Indifferent	Twin-stemmed from 2m; tight compression fork with evidence of included bark; many non-occluded pruning wounds on trunk; domestic fruit tree; one-sided crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; of low quality but moderate value; of little potential.	R
5	Pear	12m	500mm	4.5m N 4m E 4.5m S 5.5m W	2m N 1.5m S 2m W	Middle aged	Average	Moderate	Single, stout, upright trunk; prominent buttress roots to the E and S; trunk has a helical style growth; ascending to a SW leaning main leader; SW side at 7m large unoccluded storm damage wound; some woundwood development. Dominant tree within the garden landscape and in views from the SW and the N and E adjacent residential properties therefore of moderate value and quality; of medium-term potential.	B (12)
6	Elder	6m	190mm	1m N 1.5m E 1m S 0.5m W	4m	Middle aged	Below average	Indifferent	Canopy entirely offset from base; slightly sparsely foliated; some surface roots; prominent buttress roots; of low quality but moderate value; of short-term potential only.	C (2)
7	Pear	12m	410mm	5.25m N 0m E 3.75m S 5.5m W	3m N 3m W	Middle aged	Average	Indifferent	Single, upright trunk, leans slightly to the W; at 3.5m forks into two co-dominant stems orientated W and E; stems growing in a spiral formation ending up N and W orientation; wounding evident from stems rubbing together, some woundwood evident; ascending to an one sided crown with some deadwood evident within. Evidence of phototropic growth W direction towards garden as historically overtopped from a removed unidentified tree to the N whose stump still in situ although heavily decayed. Tree is visible in some views from the NW and therefore is of moderate value but low quality; of short-term potential only.	C (2)

No.	Species	Height	Trunk diameter	Radial Crown Spread	Crown Clearance	Age class	Physio - logy	Structure	Comments	Category
8	Pear	9m	350mm	1m N 2m E 1m S 3m W	5m	Middle aged	Low	Poor	Significant tear-out wound on trunk; heavily ivy-covered; mechanical wounding on trunk; in significant, immediate & irreversible overall decline; should be removed for sound arboricultural management reasons; of low quality and value and of little potential.	R
9	Pear	6m	200mm (over ivy)	0m N 1m E 2m S 1m W	3m	Young	Below average	Indifferent	Slightly leaning trunk; ivy-covered; ornamental tree; one-sided crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; of only low-level screening value; of low quality and value and of little potential.	R
10	Weeping birch	4.5m	205mm	2.5m N 2.5m E 3.5m S 3.5m W	2m E 1m W	Middle aged	Average	Moderate	Ornamental tree; one-sided crown as suppressed by adjacent specimens; of low quality but moderate value; of medium-term potential.	C (2)
11	Silver birch	14m	570mm	7m N 6m E 7m S 7m W	3m S 3m W	Middle aged	Average	Moderate	Single, stout, upright trunk growing on the N rear boundary; trunk ascends to an established well rounded canopy; some deadwood evident throughout; canopy has been trimmed back from adjacent property to the E, this has been done sympathetically and to good pruning points; at base of trunk 1.4m on SE side large garden shed on a concrete hard standing base with an older red brick footpath which follows the boundary of the garden, significant lifting of footpath bricks. Tree is readily visible in views to the N and E from adjacent residential properties and is a dominant tree within the garden landscape and therefore is of moderate quality and value; of reduced potential.	B (12)
12	Myrobalan plum	6m	265mm	3m N 1.6m E 2.5m S 3.5m W	2m E 2m S 2m W	Middle aged	Average	Moderate	Slightly leaning trunk; suppressed crown as overtopped by adjacent specimens; asymmetrical crown as suppressed by adjacent specimens; domestic fruit tree; of low quality but moderate value; of short-term potential only.	C (2)
13	Yew	6m	305mm @arf	2.5m	2m E 2m S	Middle aged	Average	Moderate	Off site tree; ornamental planting; of moderate quality and value; of long-term potential.	B (12)
14	Myrobalan plum	5m	140mm N 170mm W	2m N 2.5m E 3m S 2.5m W	1m S 1m W	Middle aged	Average	Indifferent	Twin stemmed from base; domestic fruit tree; one-sided crown as suppressed by adjacent specimens; of low quality but moderate value; of short-term potential only.	C (2)
15	Silver birch	15m	430mm	4m N 7m E 3m S 6m W	3m E	Middle aged	Below average	Indifferent	Single, stout, upright trunk growing on the W boundary fence; ivy covered to 12m; significant dieback at branch tips; smaller than average leaf size, slightly chlorotic in colour; above average deadwood within canopy up to and including 100mm, unclear as to why tree is in significant decline, there is no indication of poor management works or recent excavations within the rooting area. Tree is readily visible in views to the W adjacent residential properties and therefore is of low quality but moderate value, however I cannot foresee more than 10 years potential, therefore Category R; of little potential.	R

No.	Species	Height	Trunk diameter	Radial Crown Spread	Crown Clearance	Age class	Physio -logy	Structure	Comments	Category
16	Pear	9m	440mm (over ivy)	2.5m N 4.5m E 3.5m S 4m W	3m	Middle aged	Below average	Indifferent	Slightly leaning trunk; ivy-covered; many non-occluded pruning wounds on trunk; suppressed crown as overtopped by adjacent specimens; of low quality but moderate value; of short-term potential only.	C (2)
17	Pear	10m	390mm	3m N 4m E 3m S 3m W	2m E 2m S	Middle aged	Average	Moderate	Slightly leaning trunk; ivy-covered; domestic fruit tree; of low quality but moderate value; of short-term potential only.	C (2)
18	Apple	4m	200mm	2m	1m	Young	Average	Moderate	Domestic fruit tree; recently planted and readily replaceable; of moderate quality but low value; of medium-term potential.	C (2)
19	London plane	14m	540mm	4m N 6.75m E 11m S 7m W	5m	Middle aged	Average	Moderate	Single, stout, upright trunk, leans slightly to the SW over the road; at 5m from base SW side over road large, over-extended subsidiary stem, underneath union point significant tear-out wound, more than likely from vehicle damage as a single bus lane passes beneath, historic problem as there is evidence of previous damage and old woundwood, coupled with this significant wound and its over-extended nature this limb should be removed for safety reasons; at 6m main leader forks into two dominant stems, dominant stem to the N & S, union appears sound; stems ascend to a well rounded mutually shared canopy, typical of its environment; no evidence of regular maintenance or management programme. Tree is readily visible in views up and down Finchley road and therefore is of high value and moderate quality; of long-term potential.	B (2)
20	English oak	13m	585mm	5m N 6m E 6.5m S 5m W	2m	Middle aged	Average	Indifferent	Single trunk, slight initial lean to S, begins to straighten from 2.5m but does not correct itself until 5m; has been significantly and poorly pruned in the past, meaning that the majority of the structural branches are no more than 2.5m to 3m long giving a very compact structural shape. The majority of the regrowth from the cut point is vertical and up to 60mm diameter in size and is up to 6m/7m in length; for this reason of indifferent structure thus of low quality; of moderate value as can be readily seen from the busy junction to the S and does provide some screening of the building N. Of reduced potential.	C (2)
21	English elm	15m	420mm	3.5m	5m	Middle aged	Average	Indifferent	Offsite tree that is being regularly maintained as a pollard; readily visible from the main road in both directions. Of low quality and moderate value; of medium term retention.	C (2)
22	English elm	10m	285mm	2m N 1m E 3.3m SE 6.2m S 5.5m W	1.5m	Middle aged	Average	Indifferent	Life expectancy 10-20 yrs. Offsite single trunked tree forks at 2.5m co-dominant stems orientated N/S; suppressed by large tree no. 21 to N. Could be pruned back on the S and SE sides pretty much up until the boundary without causing any significant structural problems. Of low quality and moderate value. Of medium term potential	C (2)



Simon Jones Associates Ltd.



Project: 252 Finchley Road, London

Client: INVESTLAND

Drawing: TREE LOCATIONS

Drawing No: SJA TL

Based On: Topographical survey

Drawn By: MR

Date: April 2009

Scale: 1:250

Tel:(01737) 813058

Fax:(01737) 816140

sj@sjatrees.co.uk

Tree nos.: ● 19

Category: R trees: ● [4]

Tree canopies:

For further information refer to the SJA Tree Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies.

In the topographical plan on which this drawing is based.

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Measured approximately with the aid of a clinometer, given in metres.

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Hazardous: Significant and irreparable physiological or pathological defects, such that there is a risk of imminent collapse.

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- 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, or very low quality trees suppressing adjacent trees of better quality.

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252 Finchley Road, London

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2	Pear	9m	289mm N 320mm S	3m N 4m E 2.5m S 4m W	2m W	Middle aged	Below average	Indifferent	Twin-stemmed from 1m; tight compression fork with evidence of included bark; ivy-covered; above average dead wood in crown; significant dieback at branch tips; notably reduced shoot extension growths; of low quality but moderate value; of short-term potential only.	C (2)
3	Ash	13m	370mm (NE) 370mm (SW)	5.5m N 5m E 5.5m S 6m W	2m W	Middle aged	Average	Moderate	Off site tree growing against boundary fence adjacent to property; Single, upright trunk; ; at 1m forks into two co-dominant stems orientated NE/SW, tight compression fork with small ridge of included bark; stems ascend into a mutually shared canopy; some deadwood evident within the canopy, smaller hung up branches within the canopy; 3m from base on W side as ground starts to slope towards the house, large exposed surface root visible, no evidence of upper surface damage tree. Visible in views from the SW across the main road between property/Church and the N and E from adjacent residential properties, therefore of moderate value and quality; of medium-term potential.	B (12)
4	Pear	8m	250mm	1.5m N 1.5m E 2m S 3.5m W	2m W	Young	Below average	Indifferent	Twin-stemmed from 2m; tight compression fork with evidence of included bark; many non-occluded pruning wounds on trunk; domestic fruit tree; one-sided crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; of low quality but moderate value; of little potential.	R
5	Pear	12m	500mm	4.5m N 4m E 4.5m S 5.5m W	2m N 1.5m S 2m W	Middle aged	Average	Moderate	Single, stout, upright trunk; prominent buttress roots to the E and S; trunk has a helical style growth; ascending to a SW leaning main leader; SW side at 7m large unoccluded storm damage wound; some woundwood development. Dominant tree within the garden landscape and in views from the SW and the N and E adjacent residential properties therefore of moderate value and quality; of medium-term potential.	B (12)
6	Elder	6m	190mm	1m N 1.5m E 1m S 0.5m W	4m	Middle aged	Below average	Indifferent	Canopy entirely offset from base; slightly sparsely foliated; some surface roots; prominent buttress roots; of low quality but moderate value; of short-term potential only.	C (2)
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9	Pear	6m	200mm (over ivy)	0m N 1m E 2m S 1m W	3m	Young	Below average	Indifferent	Slightly leaning trunk; ivy-covered; ornamental tree; one-sided crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; of only low-level screening value; of low quality and value and of little potential.	R
10	Weeping birch	4.5m	205mm	2.5m N 2.5m E 3.5m S 3.5m W	2m E 1m W	Middle aged	Average	Moderate	Ornamental tree; one-sided crown as suppressed by adjacent specimens; of low quality but moderate value; of medium-term potential.	C (2)
11	Silver birch	14m	570mm	7m N 6m E 7m S 7m W	3m S 3m W	Middle aged	Average	Moderate	Single, stout, upright trunk growing on the N rear boundary; trunk ascends to an established well rounded canopy; some deadwood evident throughout; canopy has been trimmed back from adjacent property to the E, this has been done sympathetically and to good pruning points; at base of trunk 1.4m on SE side large garden shed on a concrete hard standing base with an older red brick footpath which follows the boundary of the garden, significant lifting of footpath bricks. Tree is readily visible in views to the N and E from adjacent residential properties and is a dominant tree within the garden landscape and therefore is of moderate quality and value; of reduced potential.	B (12)
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13	Yew	6m	305mm @arf	2.5m	2m E 2m S	Middle aged	Average	Moderate	Off site tree; ornamental planting; of moderate quality and value; of long-term potential.	B (12)
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15	Silver birch	15m	430mm	4m N 7m E 3m S 6m W	3m E	Middle aged	Below average	Indifferent	Single, stout, upright trunk growing on the W boundary fence; ivy covered to 12m; significant dieback at branch tips; smaller than average leaf size, slightly chlorotic in colour; above average deadwood within canopy up to and including 100mm, unclear as to why tree is in significant decline, there is no indication of poor management works or recent excavations within the rooting area. Tree is readily visible in views to the W adjacent residential properties and therefore is of low quality but moderate value, however I cannot foresee more than 10 years potential, therefore Category R; of little potential.	R

No.	Species	Height	Trunk diameter	Radial Crown Spread	Crown Clearance	Age class	Physio - logy	Structure	Comments	Category
16	Pear	9m	440mm (over ivy)	2.5m N 4.5m E 3.5m S 4m W	3m	Middle aged	Below average	Indifferent	Slightly leaning trunk; ivy-covered; many non-occluded pruning wounds on trunk; suppressed crown as overtopped by adjacent specimens; of low quality but moderate value; of short-term potential only.	C (2)
17	Pear	10m	390mm	3m N 4m E 3m S 3m W	2m E 2m S	Middle aged	Average	Moderate	Slightly leaning trunk; ivy-covered; domestic fruit tree; of low quality but moderate value; of short-term potential only.	C (2)
18	Apple	4m	200mm	2m	1m	Young	Average	Moderate	Domestic fruit tree; recently planted and readily replaceable; of moderate quality but low value; of medium-term potential.	C (2)
19	London plane	14m	540mm	4m N 6.75m E 11m S 7m W	5m	Middle aged	Average	Moderate	Single, stout, upright trunk, leans slightly to the SW over the road; at 5m from base SW side over road large, over-extended subsidiary stem, underneath union point significant tear-out wound, more than likely from vehicle damage as a single bus lane passes beneath, historic problem as there is evidence of previous damage and old woundwood, coupled with this significant wound and its over-extended nature this limb should be removed for safety reasons; at 6m main leader forks into two dominant stems, dominant stem to the N & S, union appears sound; stems ascend to a well rounded mutually shared canopy, typical of its environment; no evidence of regular maintenance or management programme. Tree is readily visible in views up and down Finchley road and therefore is of high value and moderate quality; of long-term potential.	B (2)
20	English oak	13m	585mm	5m N 6m E 6.5m S 5m W	2m	Middle aged	Average	Indifferent	Single trunk, slight initial lean to S, begins to straighten from 2.5m but does not correct itself until 5m; has been significantly and poorly pruned in the past, meaning that the majority of the structural branches are no more than 2.5m to 3m long giving a very compact structural shape. The majority of the regrowth from the cut point is vertical and up to 60mm diameter in size and is up to 6m/7m in length; for this reason of indifferent structure thus of low quality; of moderate value as can be readily seen from the busy junction to the S and does provide some screening of the building N. Of reduced potential.	C (2)
21	English elm	15m	420mm	3.5m	5m	Middle aged	Average	Indifferent	Offsite tree that is being regularly maintained as a pollard; readily visible from the main road in both directions. Of low quality and moderate value; of medium term retention.	C (2)
22	English elm	10m	285mm	2m N 1m E 3.3m SE 6.2m S 5.5m W	1.5m	Middle aged	Average	Indifferent	Life expectancy 10-20 yrs. Offsite single trunked tree forks at 2.5m co-dominant stems orientated N/S; suppressed by large tree no. 21 to N. Could be pruned back on the S and SE sides pretty much up until the boundary without causing any significant structural problems. Of low quality and moderate value. Of medium term potential	C (2)