

An aerial photograph of a dense urban area, likely in Camden, New Jersey. The image shows a variety of building styles, from older brick structures to more modern high-rise buildings. A prominent feature is a large, semi-circular building with a flat roof and a curved facade, located on the left side of the image. The text is overlaid on a semi-transparent dark grey rectangle in the center of the image.

Parker House

Planning & Conservation Area Consent Applications

SD9: Tree Survey

Prepared for Camden Council & E C Harris

November 2012

October 2012
CBA10088 v1

E C Harris



*The Complete Professional
Arboricultural Consultancy*

TREE SURVEY REPORT

Site:
Parker House
Parker Street
Covent Garden

CBA Trees
14 Damson Crescent, Fair Oak, Eastleigh, SO50 8RE
Tel: 023 8098 6229
Email: info@cbatrees.co.uk
[www: cbatrees.co.uk](http://www.cbatrees.co.uk)



TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees


The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> 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 category U trees (e.g. 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 			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	BS5837:2012 TREE SURVEY SCHEDULE			
	Client:	E C Harris	Site:	Parker House, Parker Street, Covent Garden
	Date:	15 October 2012	Consultant:	James Fuller <i>FdSc.Arb, BTEC Nat.Dip Arb, TechArbor.A</i>
	Tagged:	No	Weather:	Overcast

Notes:-

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1	Chinese Privet <i>Ligustrum lucidum 'Excelsum superbum'</i>	5	S	120	3.0	3.0	3.0	2.5	2.0	2.0	2.0	2.0	Y	Good	Fair Off-site tree Growing in footpath Bark wound on trunk to South side from 0.5m above ground level to 1.2m above ground level occluding Trifurcated at 2m above ground level Branch tear in crown to East side at 2m above ground level Damaged branches in similar location from high sided vehicles Previously pollarded at 3m above ground level Branches touching building to West side	None required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
2	Chinese Privet <i>Ligustrum lucidum 'Excelsum superbum'</i>	7	S	155	3.5	3.0	3.0	3.0	2.0	2.0	2.0	2.0	Y	Good	Fair Off-site tree Growing in footpath Bark wounds occluding on trunk Trifurcated at 2m above ground level Branch tear and bark wounds in crown throughout, especially on East side from high sided vehicles Previously pollarded at 4m above ground level Branches touching building to West side	None required at time of survey	20+	C1
3	Chinese Privet <i>Ligustrum lucidum 'Excelsum superbum'</i>	7	S	140	3.0	3.0	3.0	3.0	2.0	2.0	2.0	2.0	Y	Good	Fair Off-site tree Growing in footpath Bark wounds on trunk occluding Bifurcated at 2m above ground level Branch tears in crown Bark wounds in crown to East side Split fork to East at 2m above ground level Damage from high sided vehicles Previously pollarded at 4m above ground level	Remove split branch on East side within 1 month	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
4	Chinese Privet <i>Ligustrum lucidum 'Excelsum superbum'</i>	7	S	140	3.0	2.5	3.0	3.0	2.0	2.0	2.0	2.0	Y	F	Fair Off-site tree Growing in footpath Large bark wounds on trunk covering approximately 40% of trunk Bifurcated at 2m above ground level Previously pollarded at 4m above ground level Old pruning wounds on trunk occluding Branch tear in crown occluding	None required at time of survey	10+	C1
5	Chinese Privet <i>Ligustrum lucidum 'Excelsum superbum'</i>	7	S	170	4.0	3.5	3.0	3.0	2.0	2.0	2.0	2.0	Y	Good	Fair Off-site tree Bark wounds on trunk occluding Trifurcated at 2m above ground level Previously pollarded at 4m above ground level Crown shape distorted Bark wounds in crown to East side Minor deadwood and stubs in crown	None required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
6	Common Whitebeam <i>Sorbus aria</i>	10	S	300	5.0	5.0	5.0	3.0	4.0	4.0	4.0	4.0	SM	Good	Fair Off-site tree Growing in footpath Multi-stemmed at 2m above ground level with tight forks with included bark Old pruning wounds occluding and occluded in crown Bark wounds to East side stem at 2m above ground level and 3m above ground level Previously crown lifted Crown shape distorted	None required at time of survey	20+	B1
7	Common Whitebeam <i>Sorbus aria</i>	10	S	270	5.0	5.0	4.0	3.0	4.0	4.0	4.0	4.0	SM	Good	Fair Off-site tree Growing in footpath Trunk and crown distorted Numerous bark wounds on trunk occluding Branch tear on trunk Rubbing and crossing branches in crown Branches block street light Lamppost to North	None required at time of survey	10+	C1



- KEY
- CROWN SPREAD
 - CATEGORY
 - TREE NUMBER
 - SPECIES
 - CATEGORY
 - TREE POSITION
 - APPROXIMATE (NOT SHOWN ON ORIGINAL SURVEY)
 - CATEGORY A TREES
 - CATEGORY B TREES
 - CATEGORY C TREES
 - CATEGORY U TREES

CLIENT
E C Harris

JOB TITLE
Parker House, Parker Street, Covent Garden

DRAWING TITLE
Tree Survey Plan

DRAWING No.
CBA10088.01

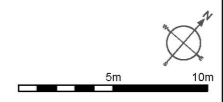
SCALE
1:200 @ A1

DRAWN
[Signature]

DATE
November 2012

THIS DRAWING IS COPYRIGHT OF CBA TREE AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION. ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

CBA TREE
14 DENNIS GREEN, 1st FL, COVENT GARDEN, LONDON, WC2E 7JX
Tel: 01462 71419





	BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE			
	Client:	E C Harris	Site:	Parker House, Parker Street, Covent Garden
	Date:	15 October 2012	Consultant:	James Fuller <i>FdSc.Arb, BTEC Nat.Dip Arb, TechArbor.A</i>

Notes:

1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012.
2. At this juncture this document is for your sole guidance and ongoing discussions purposes only and is not intended for general circulation, as it assumes that all but the 'U' trees will be retained, which clearly may not be the case.
3. For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m² in accordance with Section 4.6.1 of BS5837.2012.

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m ²)
1	Chinese Privet	C1	S	120	1.44	6.52
2	Chinese Privet	C1	S	155	1.86	10.87
3	Chinese Privet	C1	S	140	1.68	8.87
4	Chinese Privet	C1	S	140	1.68	8.87
5	Chinese Privet	C1	S	170	2.04	13.08
6	Common Whitebeam	B1	S	300	3.60	40.72
7	Common Whitebeam	C1	S	270	3.24	32.98





The Professional Arboricultural
Consultancy

COMPANY PROFILE, QUALIFICATIONS AND EXPERIENCE



CBA Trees, one of the leading professional arboricultural consultancy practices in the UK is based in Colden Common, Hampshire. There are currently four consultants working from our Hampshire office, all of varying expertise and qualifications, with another consultant working from Monmouth.



The team is headed by **Colin Bashford MBE M.Arb., F.Arbor.A, MAE** who, with over 45 years in the profession, is considered to be one of the most eminent professionals in this field and is a Registered Consultant of the Arboricultural Association, a Law Society approved Expert Witness and a member of the Academy of Experts.

Colin has worked on private estates; for Local and Central Government where in the latter he advised up to Ministerial level for government bodies, agencies and departments, as well as acting as the Inspecting Officer on Appeals, or Technical Assessor at Public Local Inquiries.

In 1990, Colin retired from public service and formed a sole practitioner company; this has since blossomed into a thriving Practice which was formally incorporated in 1993.

His expertise leads Colin to act as an expert witness on behalf of well-known household names. A listing of some of the clients of CBA Trees can be found on pages 3 and 4 of this document.

Colin is a past Chairman of the Board of Governors for Merrist Wood College in Guildford, and has served for many years on the Board of Directors of the International Society of Arboriculture and that of ISA Europe Ltd. He is currently President of the International Society of Arboriculture.



Stefan Rose joined CBA Trees in 1998 as a junior surveyor/arborist, and he has gained experience in almost every field of our work, under guidance and supervision of the senior consultants. Stefan holds the Arboricultural Association Technician's Certificate, and now as a Senior Consultant, he takes instructions from his own expanding client base, as well as assisting our Principal Consultant on prestigious casework. Stefan continues his studies towards the Professional Diploma in Arboriculture and maintains a supervisory role with our young surveyors and trainees.



James Fuller joined CBA as a student placement during 2007 and has worked continuously since that time. Having successfully completed his Foundation Degree Studies at Sparsholt College, James became a full-time surveyor/trainee consultant during Summer 2009, and now as an Arboricultural Senior Consultant he undertakes large amenity and Health & Safety audits, British Standard Surveys and provides advice in line with BS5837:2012, liaison with local authority planning and tree officers, site monitoring, provision of advice to prominent development companies and preparation of Implications Assessments and Method Statements his for ever expanding client base. As part of his professional development, James attained the Professional Tree Inspector's Certificate in November 2011.



Alex Monk has had many years of experience as an independent tree surgeon/surveyor, running his own business in Hampshire. He holds the National Certificate in Arboriculture, and the Arboricultural Association Technician's Certificate. Alex came to CBA Trees in May 2004 as a trainee surveyor/consultant, soon became a reliable and trusted member of staff, and is now a Consultant with his own extensive client base.



All consultants are trained in the use of 'state of the art' decay detection equipment, and other professional tools.

Listed below are some of the services we provide:

- Arboricultural Consultancy
- Arboricultural Impact Studies & Method Statements
- Trees in Conservation Areas
- Advice on Veteran Trees and Ancient Woodlands
- Expert Witness at PLI, and Court Work
- Arboricultural/Landscape Design
- PLI, Expert Witness and Court Work/Litigation
- Tree Survey Work (street trees, development projects, individual private sites)
- Tree Preservation Order Advice
- Tree Inspections and Hazard Risk Assessments
- Woodland Creation, Maintenance & Management
- Health & Safety issues – Inspections on behalf H&SE
- Arboricultural site and project management

CBA Trees is very proud of its client base that includes the following companies:



Residential Developers

Bryant Homes (Southern) Ltd
Bryant Homes (Weald) Ltd
Wimpey Construction
Alfred McAlpine Limited
McLean Homes (South-West) Ltd
Bovis Homes Limited
Fairview New Homes plc

Beazer Homes plc
Berkeley Homes Ltd
Edward Ware Homes
Bryant Homes (South-West) Ltd
Beechwood Homes Ltd
Taywood Homes Ltd
Heron Homes/Development Ltd

Charles Church Homes
Premier Properties Limited
Persimmon Homes Ltd
Fairclough Homes Ltd
Countryside Properties
David Wilson Developments Ltd



Retail Properties/Parks

CRS Home World Limited
Allied Breweries
John Lewis Partnership

Greene King plc
Tesco Stores Ltd
North Oxfordshire Consortium

J Sainsbury plc
Lidl GmbH UK Ltd



Business Parks

Arlington

Brixton plc

Slough Estates Ltd



Leisure

Haven Europe
BskyB

Brands Hatch Leisure Group Ltd
Royal London Parks

Siblu Holidays
Oasis Projects



Design & Legal

Barton Willmore Partnership
Terra firma Consultancy
Boyer Planning Associates
Acanthus, Lawrence & Wrightson
Cunningham Ellis & Buckle
Penningtons

Tucker Parry Knowles Partnership
Derek Lovejoy Partnership
David Huskisson Associates
Acanthus Ferguson Mann
Masons
RPS Planning, Transport & Environment

Town Planning Consultancy
MacGregor Smith
Lester Aldridge
Denton Hall
Bond Pearce
McKennas



Local Authorities & Government Bodies

Royal Borough of Kensington & Chelsea
Surrey Heath Borough Council
Borough of Bexley
Highways Agency
Department of Transport
Test Valley Borough Council

Rushmoor Borough Council
West Sussex County Council
Interserve Defence Services
Basingstoke Borough Council
Southampton City Council
Aspire Defence

Royal Borough of Kingston
Poole Borough Council
Hampshire County Council
Elmbridge Borough Council
Ministry of Defence

CBA Trees can be found at 14 Damson Crescent, Fair Oak, Eastleigh, SO50 8RE. Tel: 023 8098 6229 Email: info@cbatrees.co.uk

For further information, visit our web site at www.cbatrees.com which gives more detail of our expertise, and of course, our staff are always willing to help answer any queries you may have.