

October 2011
CBA7740 v2

Camden Council

TREE SURVEY REPORT

52-54 Mount Pleasant
London
WC1X 0AL



*The Complete Professional
Arboricultural Consultancy*



MEMBER
Company No.
2945721



REGISTERED
CONSULTANT
VAT No.
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REGISTRATION
NUMBER 180695



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TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2005 and current good arboricultural 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, or immediately above the root flare for multi-stemmed trees, 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
MA	=	middle aged trees
M	=	mature trees
OM	=	over-mature trees
V	=	veteran

- 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, 20-40 or >40 years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2005. 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 R	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees in such a condition that any value would be lost within 10 years or should be removed for reasons of sound arboricultural management				DARK RED
Category A				
Trees of high quality and value: in such a condition as to make a substantial contribution (40 years or more is recommended)	Trees that are a particularly good example of their species, rare or unusual, essential components of groups or of formal or semi-formal features.	Trees, groups or woodlands providing definite screening of views in and out of the site, or softening effect to the locality, or those of particular visual importance.	Trees, groups or woodlands of significant conservation, historical or other value (e.g. veteran or wood-pasture)	LIGHT GREEN

Category B				
Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years.	Trees which might be included in the A category, but are downgraded due to impaired conditions/remediable defects.	Trees in numbers, that collectively form a distinct landscape feature but are not individually an essential component of a formal or semi-formal feature. These are likely to be trees situated mainly within the site with little visual impact on the surrounding locality.	Trees with clearly identifiable conservation or other cultural benefits.	MID BLUE
Category C				
Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter.	Trees not qualifying in higher categories	Trees in groups or woodlands without having significant landscape value or offering low or temporary screening value	Trees with very limited conservation or other cultural benefits	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. It 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.

	TREE SURVEY SCHEDULE			
	Client:	Camden Council	Site:	52-54 Mount Pleasant, London, WC1X 0AL
	Date:	20 October 2011	Consultant:	James Fuller <i>FDS Arb, ND Arb</i>
	Tagged:	No	Weather:	Sunny

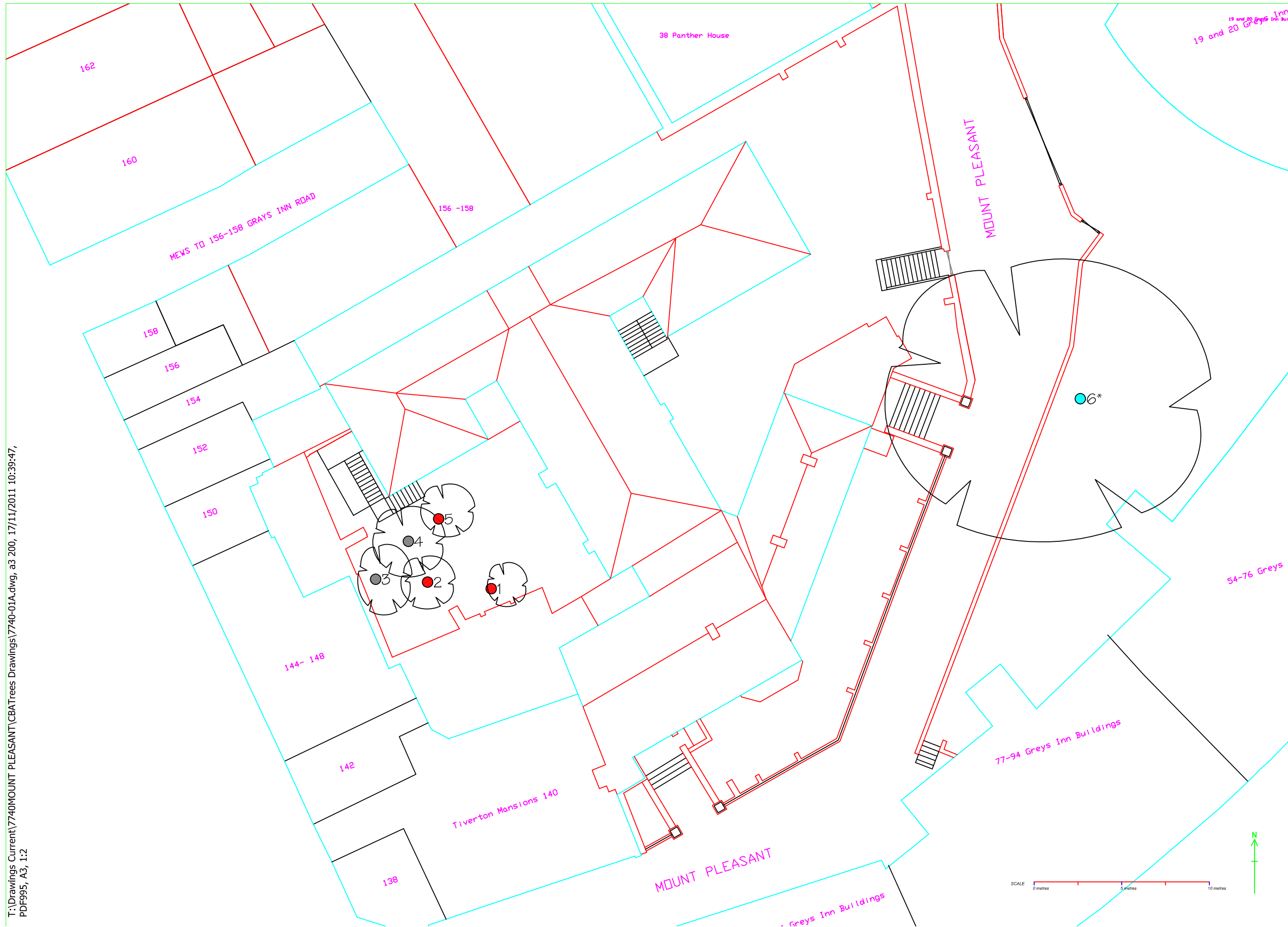
Notes:-

- 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.
- 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.
- 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.
- 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.
- Tree Groups have been assessed with estimated and representative data.
- 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.
- 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)				Age	Physiological Condition	Structural Condition and Relevant Comments	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1	<i>Pyracantha</i> <i>Pyracantha spp</i>	3	MS	100	1.5	2.0	1.0	0.0	1.5	1.5	2.0	-	Y	Poor	Fair Trifurcated at ground level Growing in planter Poor quality tree Old pruning wounds Low crown density	Advise removal	<10	R

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					N	E	S	W	N	E	S	W						
2	<i>Eleagnus spp</i>	7	S	205	1.5	1.5	1.5	1.5	3.0	3.0	3.0	3.0	M	Poor	Poor Growing in planter Roots breaking planter Old pruning wounds on trunk Previously crown lifted Previously crown reduced Major dieback in crown Previously topped at 7m above ground level Root growing out of planter into surrounding area	Advise removal	<10	R
3	<i>Eleagnus spp</i>	4	S	140	2.0	2.0	2.0	1.0	2.0	2.0	2.0	1.5	MA	Fair	Poor Growing in planter Stem previously broken off on North side at base Multi-stemmed at 2m above ground level Stem previously removed at multi-stemmed union	None required at time of survey	10-20	C1
4	<i>Eleagnus spp</i>	6	S	145	2.0	2.0	2.0	2.0	3.0	2.0	2.0	3.0	MA	Fair	Fair Growing in planter Mahonia growing at base Old pruning wounds on trunk Minor deadwood in crown	None required at time of survey	10-20	C1
5	<i>Eleagnus spp</i>	6	MS	400	2.0	2.0	1.0	1.0	3.0	3.0	3.0	3.0	MA	Dead	Dead tree Growing in broken planter	Advise removal within 6 months	<10	R
6	London Plane <i>Platanus x hispanica</i>	19	S	Est 850	8.0	Est 7.0	Est 8.0	11.0	2.0	4.0	6.0	3.0	M	Good	Fair Off-site tree Unable to verify health and safety due to no access Bifurcated at 2.5m above ground level Old pruning wounds in crown occluding Fused branches in crown	Gain access and re-survey within 1 month	>40	B1 Interim

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DO NOT SCALE OFF THIS DRAWING
 ALL DIMENSIONS MUST BE CHECKED ON SITE
 INFORM THE ARCHITECT OF ANY
 DISCREPANCIES PRIOR TO CONSTRUCTION
 PLOT SIZE: A1

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 e:architecture@peterbarberarchitects.com



NOTE
 Trees marked * are indicatively
 plotted only and should be verified
 by Land Surveyor.

REV A 17 NOV 2011
 Amendments to titleblock.

- KEY
- category A trees
 - category B trees
 - category C trees
 - category R trees

CLIENT
 Camden Council

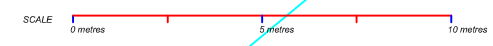
JOB TITLE
 52-54 Mount Pleasant
 London

DRAWING TITLE
 Tree Survey Plan


DRAWING No.
 CBA7740.01A
 SCALE
 1:100@A1, 1:200@A3

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 DATE
 Oct 2011

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	TREE ROOT PROTECTION AREA SCHEDULE					
	Client:	Camden Council	Site:	52-54 Mount Pleasant, London, WC1X 0AL		
	Date:	20 October 2011	Consultant:	James Fuller <i>FDS</i> Arb, <i>ND</i> Arb		

Notes:

1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Table 2 of BS5837:2005.
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 'R' 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 5.2.3 of BS5837:2005.

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	Pyracantha	R	MS	100	-	-
2	Eleagnus	R	S	205	-	-
3	Eleagnus	C1	S	140	1.68	8.87
4	Eleagnus	C1	S	145	1.74	9.51
5	Eleagnus	R	MS	400	-	-
6	London Plane	B1 Interim	S	850	10.20	326.89





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 a President Elect 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.



Dominic Gane joined CBA in February 2011 as a Senior Consultant having gained many years experience in arboriculture whilst employed as a Tree & Landscape Officer with North Dorset District Council and Arboricultural Officer with Dorset County Council. He holds a BSc(Hons) Arb, BSc (Hons) Env Biol, Cert.Arb (RFS), M Arbor A, MIEEM, and has been trained by the respective authors to conduct Helliwel Visual Amenity Tree Valuation and Capital Asset Value for Amenity Trees (CAVAT) tree valuations. He also holds the LANTRA Professional Tree Inspection Certificate, and is a qualified tree climber. He has so far worked on large and complex development sites and provides expert advice and report.



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.



James Fuller joined CBA as a student placement during 2007 and has worked continuously since that time, recently successfully completed his Foundation Degree Studies at Sparsholt College. James became a full-time surveyor/trainee consultant with the Practice during Summer 2009, and now as an Arboricultural Consultant/Senior Surveyor he undertakes large amenity and Health & Safety audits, British Standard Surveys and provides advice in accord with BS5837:2005 for his growing client base.



Marco Bartolini, Marco joined CBA Trees as a Consulting Arborist in May 2011, following a long and exemplary career in the Armed Forces. He recently attained the AA.Tech.Cert and acts as Warden for a nature reserve managed by the Wildlife Trust, and is a volunteer at the Westonbirt Arboretum and the Hillier Gardens and Arboretum. Marco is currently working on BS5837:2005 projects and health and safety survey, beginning to follow small projects through to completion



Bettina Broadway-Mann works for CBA from her office in Monmouth as a consultant on a part-time basis and as required. Bettina is qualified to Dip.Arb (RFS), and with her extensive experience and knowledge advises on a wide spectrum of arboricultural projects.



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



We also offer support to students studying and training in the field of arboriculture, and currently have an arboricultural degree student from Sparsholt College, Winchester.



CBA Trees has its own Graphics Department with the latest 'state of the art' software which, along with the most up to date computer equipment, colour copier and scanning facilities, and two AO colour plotters, enables us to compile expertly produced reports and presentations for our clients. This coupled with the qualifications and experience of our consultancy staff, and the expertise of the office-based personnel, enables CBA Trees to be The Complete Arboricultural Consultancy.

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

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Slough Estates Ltd



Leisure
 Haven Europe
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Design & Legal

Barton Willmore Partnership
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 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



Administration Services

Our professional service to clients, which was recently awarded ISO9001 accreditation, could not be achieved without a committed office based staff, headed up by Anne Phillips, Operations Director. We pride ourselves in having recruited an excellent team which provides a prompt and courteous response to our clients.

In an effort to make this task easier, our administration staff are provided with:

- Internet and email access for all users
- Up to date computer hardware with state of the art word processing packages capable of reading and transferring data by network and email
- Spacious and modern offices
- An extensive library of technical books and information literature
- Modern telephone system and ASDL Broadband for fast delivery of data, unlimited volume.

CBA Trees can be found at Apex House, Apex Centre, Church Lane, Colden Common, Winchester, Hampshire SO21 1TN
 (Tel: 01962 715407) (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.