

**87 AVENUE ROAD,
LONDON, NW8**

Tree Survey



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Tree Survey

1. The Site and Setting

The site is the garden of a detached house on the west side of Avenue Road. The rear garden is some 30 metres long and the front garden some 20 metres long. There are similar houses and gardens to the south. To the west of the rear garden there is a large 10 storey block of flats. There is a similar tower block of flats on the northern boundary of the house.

2. Tree Survey

The trees have been surveyed in accordance with BS5837:2005, Trees in relation to construction. They are recorded in the Tree survey schedule, in Figures 1 to 5 and located on drawing no. 0992/11/1, Tree survey. The Root protection areas are shown on 0992/11/2 and the Tree retention, removal and protection during construction on 0992/11/3.

3. The Trees

The rear garden boundary is dominated by four very tall plane trees, a poor lime and some small yew trees (Figure 1). The plane trees are rather drawn up by being close together and have certain condition and structure issues that are apparent from an inspection from ground level. To ascertain their long term health and safety a climbing inspection of the trees by a qualified arboricultural consultant is recommended. Tree 5 should be pruned as recommended to ensure its stability. The trees and mature shrubs on the western and eastern boundaries are of very local amenity significance (Figures 2 and 3).

4. The beech on the front northern boundary (Figure 4) appears to be in reasonable condition. This is surprising as it is next to the boundary wall and the land to the north is some 200mm higher than the front garden of no.87. Beech have unusually shallow and wide spreading root systems so it can be assumed that its roots are mainly in the garden of no.87. This has tarmac paving up to the tree but there are clear signs of unevenness in the paving that shows that the roots survive under it. There is exceptional, compensatory root growth in the narrow gap between the tarmac and the boundary wall.
5. The large planes in the pavement of Avenue Road need not be considered further provided that the two existing drive entrances are re-used, without widening or excavation below the existing formation levels.

6. **Tree Protection During Construction**

The probable extent of the root systems of the trees is shown on 0992/11/2. This allows for the limits to the root spread due to buildings and other construction. Drawing no. 0992/11/3 shows how the proposed replacement dwelling can be achieved while retaining the trees shown on the drawing. This allows for demolition of the existing house and construction of the new one. The owners require a tall, evergreen screen on the rear boundary, raised above the existing ground levels. This has been achieved in conjunction with the architect by providing a raised planter on a piled foundation. The description of the works on the drawing ensures that this can be achieved without affecting the retained trees. It is located relatively close to the trunks of the trees. The main roots for water and nutrient uptake are towards the edge of the root plate so these will not be affected by the raised planter in the long term. Full details are given of the protection of the beech tree in the front so that the roots under the tarmac can be protected during demolition and construction and the tarmac can be removed in this area once all construction has been completed.

**87 AVENUE ROAD, NW8
TREE SURVEY**

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Inspected on 4 January 2007**

No.	Species	Height	Trunk dia at 1.5 m	Branch spread	Height to crown	Age class	Condition	Structure	Safe lifespan	Category	RPA m2	RRPA	Notes and Management
1	Plane	27m	800mm	N 5 S c.7 E 3 W c.7	8m	m	p	fair	?	B	189.6	9.6	Decay at the base on the southern side because of compost heap. Cut off at 3 m and regrown as a single trunk with lean to west. Decay wound at 3 m at point of regrowth with small elder growing in it. Needs safety inspection. Burrs on northern side and decaying logs at base of tree on northern side. Compost heap should be removed as soon as possible.
2	Plane Stump	0.5m	500mm				d				113.1	6	
3	Plane	28m	900mm	N 3 S 4 E 3 W c.5	8m	m	f	good	40+	A	366.5	10.8	Burrs on east side at 0.5 to 1.5m. Lean to the west.
4	Plane	30m	900mm	N 5 S 1 E 6 W c.6	4m	m	f	fair	?	B	366.5	10.8	2 trunks at 4m. Dead ivy on fork. Needs crown inspection.
5	Plane	28m	900mm	N c.8 S c.3 E 3 W c.8	4m	m	f	poor	?	B	366.5	10.8	2 trunks at 4m. Strong lean to west. Needs crown inspection. Some branches on western side should be removed to balance the tree.
6	Lime	15m	450mm	N 3 S 2 E 3 W c.3	2m	om	p	poor	20-40	C	91.62	5.4	Severe branch loss and wound at 2.5m. Needs crown inspection. Overshadowed by plane, no.5.
7	Yew	4m		N 2 S 2 E 2 W 2		y	g	good	40+	A	-	-	Bushy to the ground.

Condition:	
g	good
f	fair
p	poor
d	dead

Age classes:	
y	young
ma	middle aged
m	mature
om	over mature
v	veteran

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TREE SURVEY**

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Inspected on 4 January 2007

No.	Species	Height	Trunk dia at 1.5 m	Branch spread	Height to crown	Age class	Condition	Structure	Safe lifespan	Category	RPA m2	RRPA	Notes and Management
8	Yew	6m		N 2 S 2 E 2 W 2		y	g	good	40+	A	-	-	Bushy to the ground.
9	Yew	6m		N 2 S 2 E 2 W 2		y	g	good	40+	A	-	-	Bushy to the ground.
10	Hazel	7m	—	N 2 S 1.5 E 1.5 W 2	—	om	f	poor	20-40	C	-	-	Branching from base
11	Magnolia	8m	150mm	N 3 S 3 E 3 W 3	1.8m	y	g	good	40+	A	10.18	1.8	
12	Magnolia	7m	125mm	N 2 S 3.5 E 3.5 W 3.5	1.5m	y	g	good	40+	A	7.07	1.5	
13	Magnolia	5m	100mm	N 1 S 3 E 3 W 1	1m	y	g	good	40+	A	4.524	1.2	
14	Crab Apple	5m	100mm	N 3 S 3 E 3 W 3	1.5m	m	f	good	20-40	B	4.524	1.2	

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**87 AVENUE ROAD, NW8
TREE SURVEY**

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Inspected on 4 January 2007

No.	Species	Height	Trunk dia at 1.5 m	Branch spread	Height to crown	Age class	Condition	Structure	Safe lifespan	Category	RPA m2	RRPA	Notes and Management
15	Lawson Cypress	6m	175mm	N 2 S 2 E 2 W 2	—	y	g	good	40+	B	13.86	2.1	Branching from base
16	Hazel	7m	—	N 1.5 S 1 E 1.5 W 2	—	om	f	poor	20-40	C	-	-	Branching from base
17	Beech	7m	900mm	N c.6 S 7 E 6 W 6	5m	m to om	f	reasonable	20-40	A	366.5	10.8	Tight fork but fused together. Roots above ground adjacent to wall and under tarmac near the trunk. Ground 200mm higher north of brick wall. Needs inspection.
18	Lawson Cypress	8m	—	N 2.5 S 2.5 E 2.5 W 2.5	—	ma	g	good	40+	B	-	-	Branching from base.
19	Lawson Cypress	8m	—	N 1.5 S 1.5 E 1.5 W 1.5	—	ma	g	good	40+	B	-	-	Branching from base. Grey foliated cultivar.
20	Lawson Cypress	8m	—	N 2.5 S 2.5 E 2.5 W 2.5	—	ma	g	good	40+	B	-	-	Branching from base.

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Inspected on 4 January 2007

No.	Species	Height	Trunk dia at 1.5 m	Branch spread	Height to crown	Age class	Condition	Structure	Safe lifespan	Category	RPA m2	RRPA	Notes and Management
21	Plane	24m	900 mm	N 6 S 6 E 6 W 6	10m	m	g	good	40+	A	365.5	10.8	Pollarded at 6m and regrown to 24m. Street tree.
22	Plane	24m	900 mm	N 2.5 S 2.5 E 2.5 W 2.7	10m	m	g	good	40+	A	365.5	10.8	Pollarded at 6m and regrown to 24m. Street tree.
23	Plane	24m	900 mm	N 2.5 S 2.5 E 2.5 W 2.8	10m	m	g	good	40+	A	365.5	10.8	Pollarded at 6m and regrown to 24m. Street tree.

Condition:	
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Age classes:	
y	young
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Beech	Fagus sylvatica
Crab Apple	Malus sp.
Hazel	Corylus avellana
Lawson Cypress	Chamaecyparis lawsoniana
Lime	Tilia sp.
Magnolia	Magnolia sp.
Plane	Platanus acerifolia
Yew	Taxus baccata



Trees 1 to 9 on the rear boundary

Figure 1



Trees 10 to 14 on the north western rear boundary

Figure 2



Trees 15 and 16 on the south eastern rear boundary

Figure 3



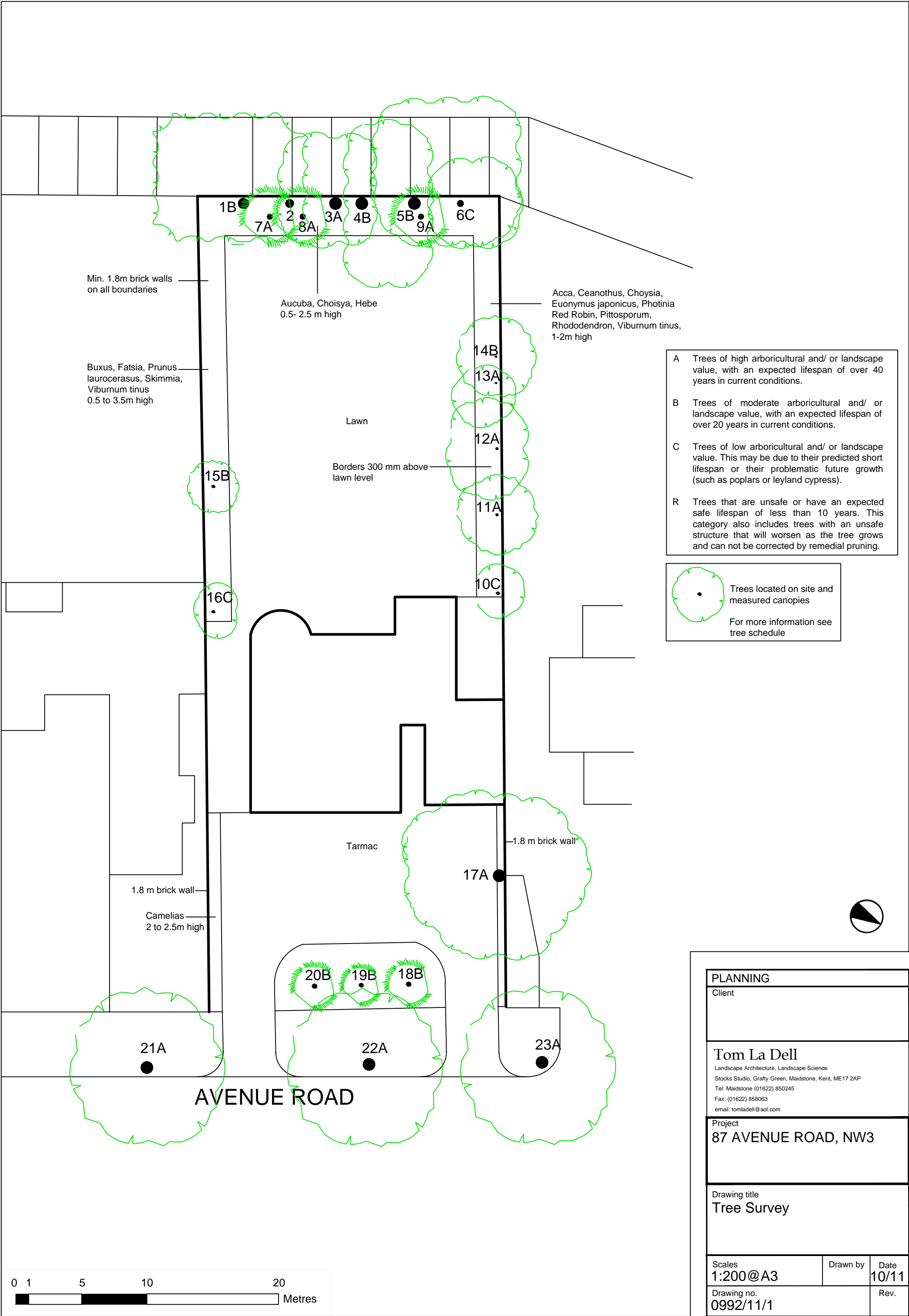
The Beech, Tree17
on the north western
front boundary

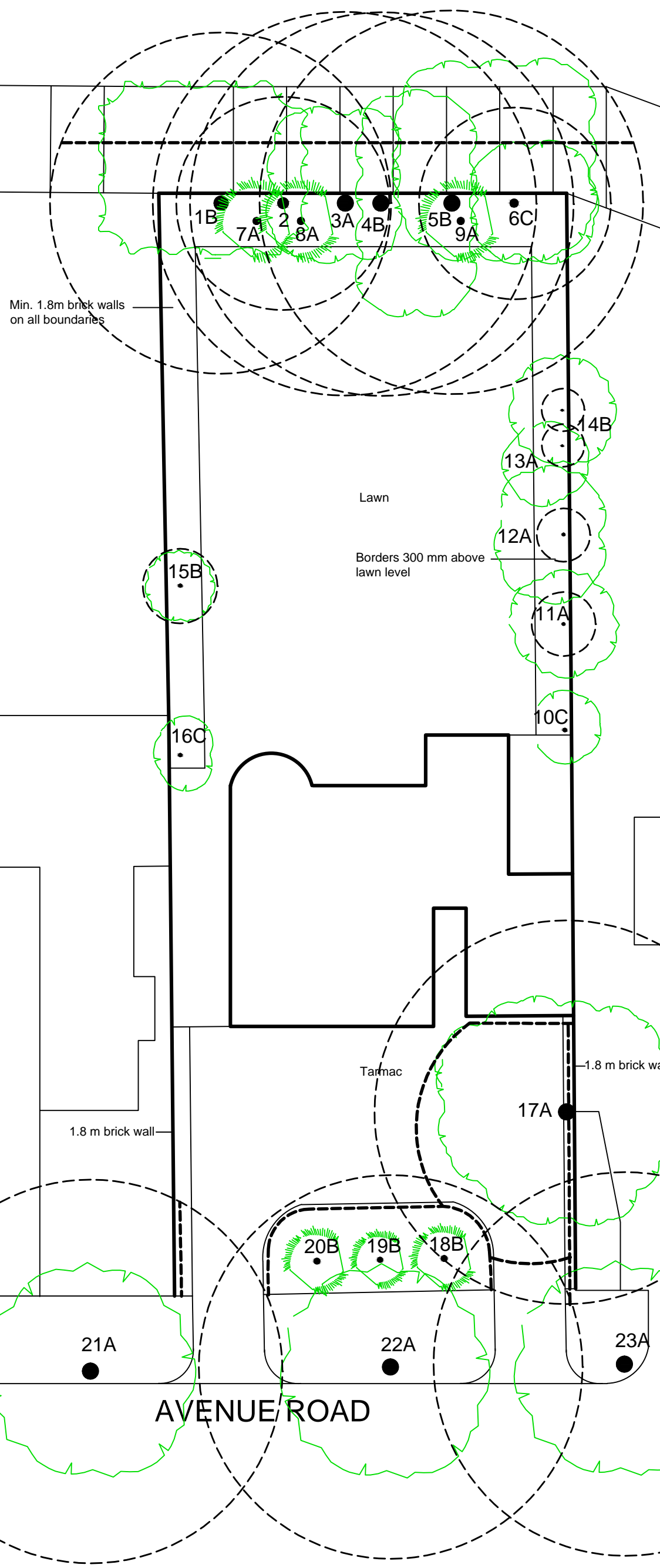
Figure 4



Trees 18 to 20 on the
Avenue Road frontage

Figure 5





Min. 1.8m brick walls
on all boundaries

Lawn

Borders 300 mm above
lawn level

Tarmac

1.8 m brick wall

1.8 m brick wall

AVENUE ROAD

The root protection area is an assessment of the root spread of the tree required for it to survive, based on the calculation in BS 5837:2005, Trees in relation to construction.

It may be modified by site conditions such as walls and paving that can restrict root spread. The species of tree, adjacent trees and soil conditions can also affect the root spread.


The root protection areas should be kept free of all construction and all working areas and be fenced off to prevent access during construction.

The area can be reduced on one side by an agreed amount if the protection area is increased on another side.


Construction is permitted within the root protection area:

- Where there is no excavation of the topsoil or subsoil
- Construction takes place on the existing soil surface
- The construction is detailed on the tree protection during construction drawing and is designed to result in insignificant compaction of the soil beneath it.

- A Trees of high arboricultural and/ or landscape value, with an expected lifespan of over 40 years in current conditions.
- B Trees of moderate arboricultural and/ or landscape value, with an expected lifespan of over 20 years in current conditions.
- C Trees of low arboricultural and/ or landscape value. This may be due to their predicted short lifespan or their problematic future growth (such as poplars or leyland cypress).
- R Trees that are unsafe or have an expected safe lifespan of less than 10 years. This category also includes trees with an unsafe structure that will worsen as the tree grows and can not be corrected by remedial pruning.




Root Protection Areas



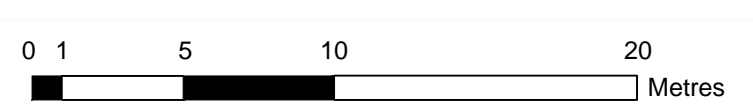
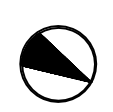
Estimated predicted root spread after inspection of site conditions

See tree survey drawing no. 0992/11/1 and tree schedule

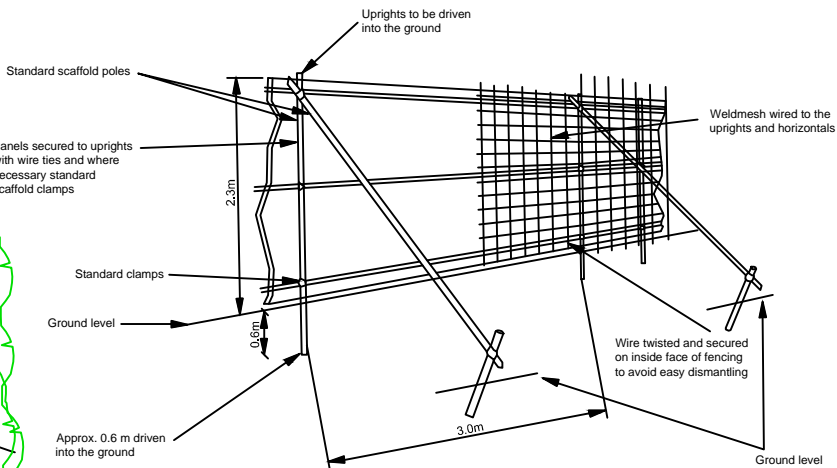
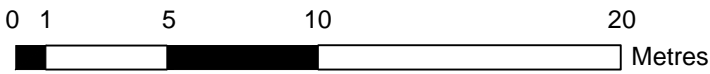


Trees located on site and measured canopies

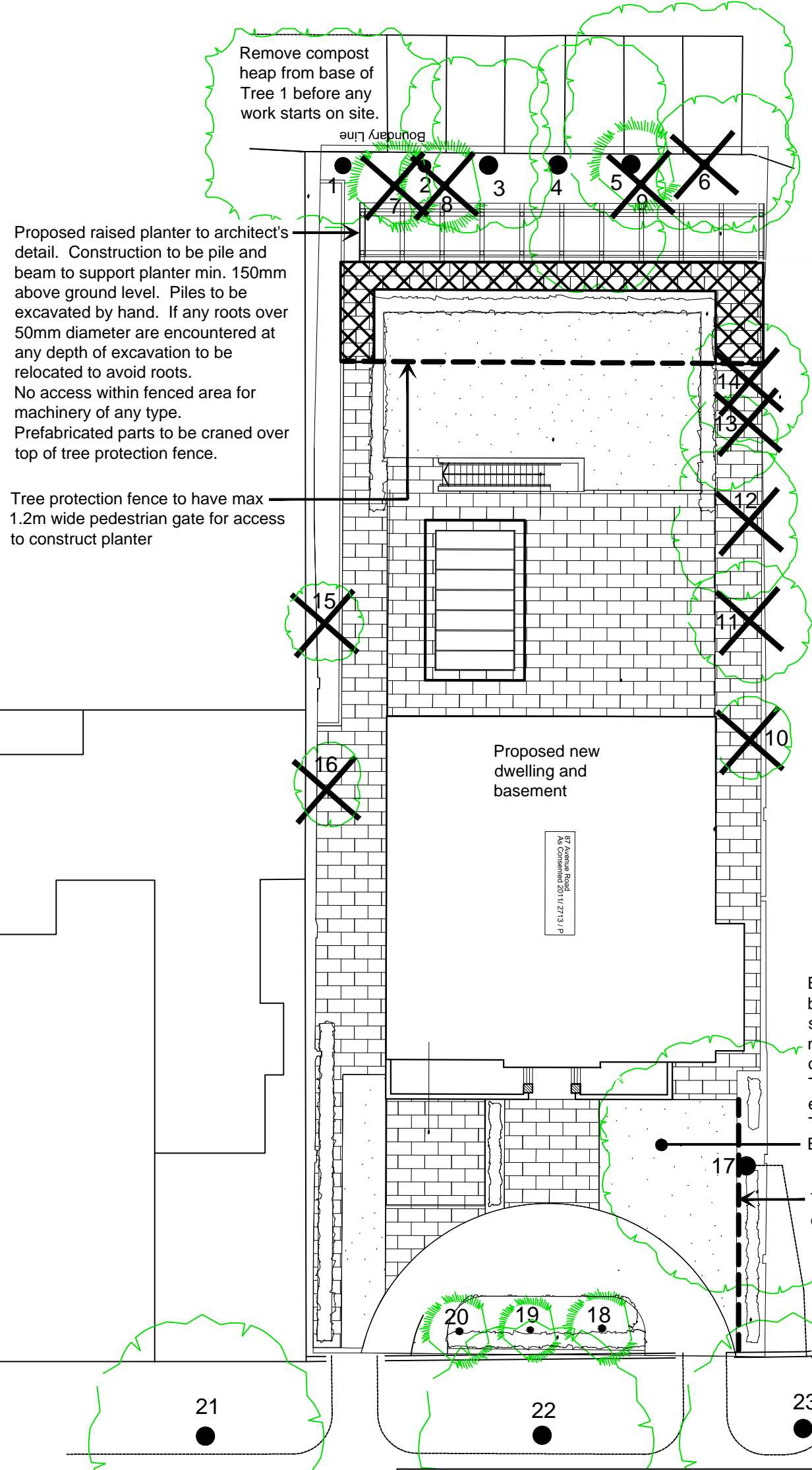
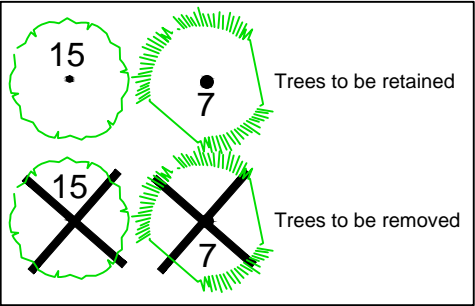
For more information see tree schedule



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Project		
87 AVENUE ROAD, NW3		
Drawing title		
Root protection areas		
Scales	Drawn by	Date
1:250@A3		10/11
Drawing no.	Rev.	
0992/11/2		



Tree Protection Fencing



----- Tree protection fence during construction. To be erected before any demolition or construction work starts on site and removed only when all external works are completed.

Fencing to be to BS 5837:2005, Figure 2. No works, excavation, storage of materials or any other activity to take place within protected areas.

Construction of paving within the tree protection fenced area to be without any excavation of existing soil and in accordance with clauses 11.8.1 and 11.8.2 of BS5837:2005. Tree protection fence only to be removed immediately before this construction commences then re-erected around the edge of this paving.

See Tree Survey drawing 0992/11/1 and Tree Schedule



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0992/11/3		