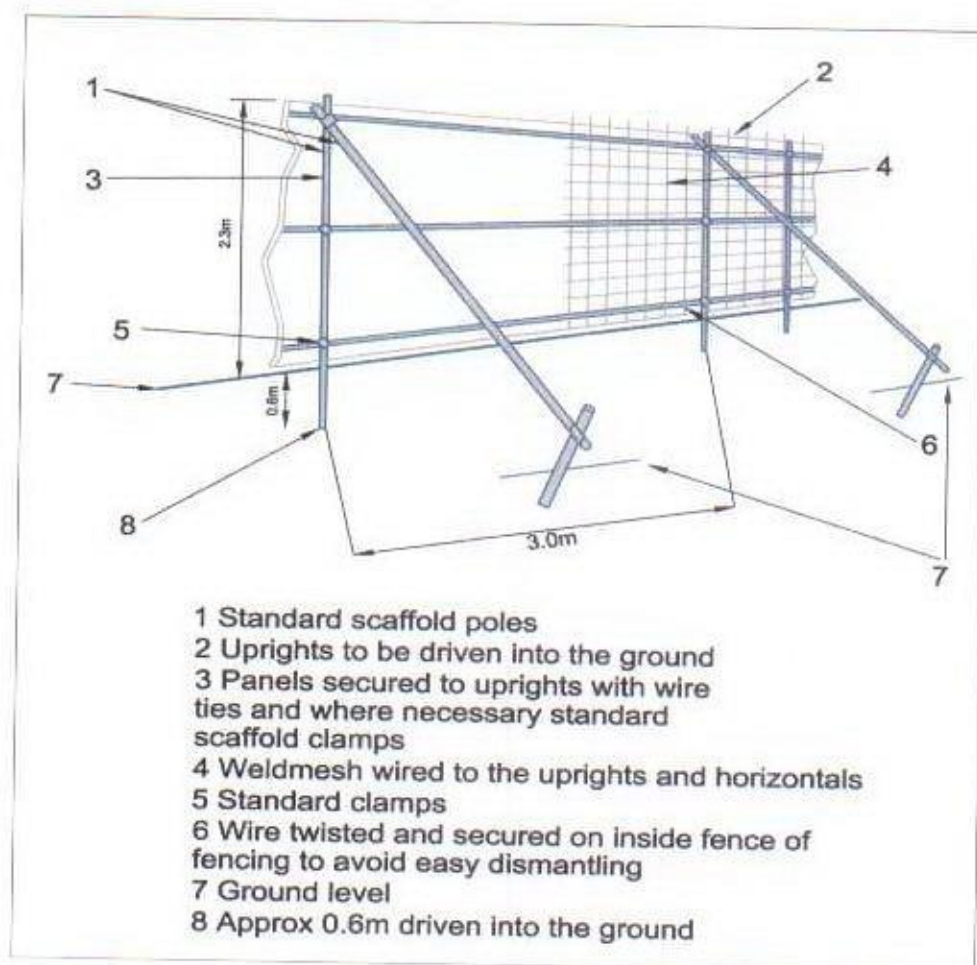


- 8.2.4 All pruning works must be in accordance with British Standard 3998:1989 Tree work [BS3998]: no major pruning works are required, beyond the felling of trees identified in the Appendix 2 schedule and Appendix 5 plan.
- 8.2.5 All retained trees (except T1 & 2) should be principally protected with a Tree Protection Barrier (TPB). This TPB should comprise steel, mesh panels 2.2m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837). The position of the TPB is shown on plan in Appendix 6. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and removed only upon full completion of works. T1 & 2 will require individual protection with hoarding for the stem and ground protection for the roots (see para. 8.2.7).
- 8.2.6 The TPB may no longer be required during soft landscaping work but a full arboricultural assessment must be performed prior to the undertaking of any excavations within the RPA of a tree. This will inform a decision about the requirement of protection measures. It is important that all TPBs have permanent, weatherproof notices denying access to the RPA.
- 8.2.7 Where possible, the RPA will be entirely contained within the TPZ. However, it is not entirely possible to do so on this site and all involved parties will need to be made aware of any deficiencies. In this instance, ground protection (with metal or plastic sheeting as shown in Appendix 6) will be used to make good the deficiencies and avoid root damage by soil compaction. These measures apply to T1, 2 & 7, in particular.
- 8.2.8 A new 5m wide site access will be created between T1 & 2 for unloading of deliveries, which can be transported by smaller (e.g. 3.5t) plant around the site. The basement-piling rig will use this access. Materials can be additionally stored on the tarmac to the south of the existing access. The mini-piling rig underpinning the front will use the Harley Road access over a ground-protected path and piling mat / working area.



- 8.2.9 A small / mini-piling piling rig and contiguous piling are recommended to confine excavation "overspill" and avoid significant impact to the canopies (especially T7, in the front garden). An example of such specialised foundation techniques, would involve a mini-piling rig (e.g. Abbey Pynford Kitten) to come on site and install an assumed contiguous 300mm piled wall to the perimeter of the proposed new basement. The drilling of the piles does not require any disturbance of the soil beyond line of the piles. The piles are drilled in situ always from inside the line of construction, and are spaced to leave approximately 150mm between the two piles drilled in succession.
- 8.2.10 Construction of the concrete face of underground walls can be carried out on the inside of the contiguous piles, thus leaving the entire rear half of the drilled piles fully uninterrupted within the soil into which the piles are drilled. The width of the piles of approximately 300mm is fully contained within the width of the cavity wall, which may be 330mm; hence no external foundations should breach the external face of the wall. Therefore, the depth of wall (including foundation) from internal finished line need not exceed 450mm (allowing 120mm for insulation and plasterboard etc.)
- 8.2.11 The excavation of the basement should proceed inwards in a "pull back" fashion. Hard surfacing can be lifted with caution by a skilled machine operator again working away from the tree. Where levels of dust build-up on trees are likely, it may be necessary to seek the advice of Landmark Trees on remedial measures, e.g. hose down the tree(s) immediately following any significant accumulation of dust.
- 8.2.12 If the RPA of a tree is encroached by underground service routes then BS5837 and NJUG 10 provisions should be employed. If it is deemed necessary, further arboricultural advice must be sought.

- 8.2.13 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.
- 8.2.14 To enable the successful integration of the proposal with the retained trees, the following points will need to be taken into account:
- 1) Plan of underground services.
 - 2) Schedule of tree protection measures, including the management of harmful substances.
 - 3) Method statements for constructional variations regarding tree proximity (e.g. foundations, surfacing and scaffolding).
 - 4) Site logistics plan to include storage, plant parking/stationing and materials handling.
 - 5) Tree works: felling, required pruning and new planting. All works must be carried out by a competent arborist in accordance with BS3998.
- 8.2.15 These points should be resolved and approved through consultation with the planning authority via their Arboricultural Officer.

9.0 REFERENCES

- British Standards Institute. 2005. Trees in Relation to Construction BS 5837: 2005 HMSO, London.
- Barlow JF & Harrison G. 1999. Shade By Trees, Arboricultural Practice Note 5, AAIS, Farnham, Surrey.
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- Centre for Ecology & Hydrology. 2006. Tree Roots in the Built Environment, HMSO, London.
- Matheny, N; Clark, J. R.1998. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. Champaign
- Mattheck C. & Breloer H. 1994. Research for Amenity Trees No.2: The Body Language of Trees, HMSO, London.

APPENDIX 1**TREE SCHEDULE** - Notes for Guidance

| | |
|----------------|--|
| Dm - | is the diameter of the trunk in millimetres at 1.5m above ground level. |
| Spread - | is in metres at the points of the compass relevant to the woodland boundary |
| Class/Colour - | refers to the retention classifications in Section 5.2 BS5837: 2005 and colouring on the site map - Highly High Quality (A) (Green), Moderate Quality (B) (Blue), Low Quality (C) (Grey), Poor Quality (R) (Red) |

BS5837 Tree Constraints Survey Schedule

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Crown Spread | Ground Clearance | Age Class | Stem Diameter | Protection Multiplier | Protection Radius | Growth Vitality | Structural Condition | Landscape Contribution | B.S. Cat | Sub Cat | Useful Life | Observations |
|----------|-------------------------|--------|--------------|------------------|--------------|---------------|-----------------------|-------------------|-----------------|----------------------|------------------------|----------|---------|-------------|---|
| 1 | Plane, London | 16 | 4444 | 6 | Mature | 650 | 12 | 7.8 | Normal | Fair | Medium | B | 2 | >40 | Pollarded @ 15m |
| 2 | Plane, London | 16 | 4444 | 6 | Mature | 570 | 12 | 6.8 | Normal | Fair | Medium | B | 2 | >40 | Pollarded @ 15m |
| 3a | Cypress, Lawson variety | 6 | 1111 | 1 | Young | 90 | 12 | 1.1 | Normal | Good | Low | C | 2 | >40 | |
| 3 | Cherry, Flowering | 6 | 4552 | 4 | Mature | 370 | 10 | 3.7 | Moderate | Fair | Low | C/r | 2 | 10-20 | A sparser than normal canopy Decay at trunk base |
| 4 | Cherry, Flowering | 5 | 2534 | 3 | Early Mature | 270 | 12 | 3.2 | Moderate | Fair | Low | C | 2 | 10-20 | A tree with insignificant defects |
| 5 | Apple, Crab | 4 | 3335 | 2 | Early Mature | 240 | 12 | 2.9 | Moderate | Fair | Low | C | 2 | 10-20 | End-weighted limbs over pvmnt x2 |
| 6 | Plum, Purple | 10 | 3555 | 4 | Mature | 420 | 12 | 5.0 | Normal | Poor | Low | C | 2 | 10-20 | Pollard (Old) Decay at trunk base & wounds long limbs |

Notes:

- Height describes the approximate height of the tree measured in meters from ground level.
- The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
- Ground Clearance is the height in meters of crown clearance above adjacent ground level.
- Stem Diameter is the diameter of the stem measured in millimeters at 1.5m from ground level for single stemmed trees or at ground level for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
- Protection Multiplier is 12 for single stemmed and 10 for multi-stemmed trees and is the number used to calculate the tree's protection radius and area.

- Protection Radius is a radial distance measured from the trunk centre.
- Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
- Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
- Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
- B.S. Cat refers to (British Standard 5837:2005 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'R' - Remove.
- Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
- Useful Life is the tree's estimated remaining contribution in years.

BS5837 Tree Constraints Survey Schedule

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Crown Spread | Ground Clearance | Age Class | Stem Diameter | Protection Multiplier | Protection Radius | Growth Vitality | Structural Condition | Landscape Contribution | B.S. Cat | Sub Cat | Useful Life | Observations |
|----------|-----------------------------|--------|--------------|------------------|-------------|---------------|-----------------------|-------------------|-----------------|----------------------|------------------------|----------|---------|-------------|--|
| 7 | Beech, Copper | 16 | 6464 | 4 | Mature | 640 | 12 | 7.7 | Moderate | Fair | Medium | B | 1 | 20-40 | Meripulus fungal fruit body at base Graft incompatibility / decay pocket @ 1.5m Resistographed 9/12/09: av. 29cm radial sound wood at base |
| 8 | Plum, Wild | 5 | 1323 | 2 | Young | 170 | 12 | 2.0 | Normal | Fair | Low | C | 2 | | |
| 9 | Plane, London | 16 | 5555 | 4 | Mature | 690 | 12 | 8.3 | Normal | Fair | Medium | B | 2 | >40 | Pollarded @ 12m Constricted root SE |
| 10 | Camelia | 5 | 2222 | 1 | Semi-mature | 180 | 10 | 1.8 | Normal | Fair | Low | C | 2 | 20-40 | Multi stem weakness |
| 11 | Magnolia (M. X soulangiana) | 6 | 2222 | 1 | Semi-mature | 290 | 10 | 2.9 | Normal | Fair | Low | C | 2 | 20-40 | Multi stem weakness |
| 12 | Plum, Purple | 10 | 2215 | 3 | Mature | 420 | 12 | 5.0 | Normal | Hazardous ? | Low | C/r | 2 | 10-20 | Unprofessionally topped/lopped Decay at trunk base & wounds within weak codominant forks |
| 13 | Plum, Purple | 12 | 5224 | 2 | Mature | 350 | 12 | 4.2 | Normal | Poor | Low | C/r | 2 | 10-20 | Unprofessionally topped/lopped Decay at trunk base & wounds |

Notes:

1. Height describes the approximate height of the tree measured in meters from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in meters of crown clearance above adjacent ground level.
4. Stem Diameter is the diameter of the stem measured in millimeters at 1.5m from ground level for single stemmed trees or at ground level for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
5. Protection Multiplier is 12 for single stemmed and 10 for multi-stemmed trees and is the number used to calculate the tree's protection radius and area.

6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2005 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'R' - Remove.
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservation, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.

BS5837 Tree Constraints Survey Schedule

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Crown Spread | Ground Clearance | Age Class | Stem Diameter | Protection Multiplier | Protection Radius | Growth Vitality | Structural Condition | Landscape Contribution | B.S. Cat | Sub Cat | Useful Life | Observations |
|----------|-----------------------------|--------|--------------|------------------|--------------|---------------|-----------------------|-------------------|-----------------|----------------------|------------------------|----------|---------|-------------|--|
| 14 | Plum, Purple | 6 | 2433 | 2 | Early Mature | 240 | 12 | 2.9 | Normal | Poor | Low | C/r | 2 | 10-20 | Unprofessionally topped/lopped Decay at trunk base & wounds Leaning signif. |
| 15 | Tree of Heaven | 18 | 3716 | 7 | Mature | 510 | 12 | 6.1 | Moderate | Fair | Medium | B | 2 | 20-40 | A sparser than normal canopy Co-dominant limb topped above woodpecker hole @10m SE |
| 16 | Tree of Heaven | 18 | 3752 | 7 | Mature | 590 | 12 | 7.1 | Normal | Fair | Medium | B | 2 | 20-40 | Co-dominant stem kinked E@8m N canopy lopped over boundary |
| 17 | Chestnut, Horse | 15 | 4444 | 3 | Early Mature | 470 | 12 | 5.6 | Normal | Good | Medium | B | 2 | >40 | A tree with insignificant defects |
| 18 | Magnolia (M. X soulangiana) | 4 | 2423 | 2 | Semi-mature | 150 | 10 | 1.5 | Normal | Fair | Low | C | 2 | 10-20 | Multi stem weakness |
| 19 | Cherry, Flowering | 7 | 3523 | 3 | Early Mature | 230 | 12 | 2.8 | Moderate | Poor | Low | R | | <10 | Decay at trunk base & wounds |
| 20 | Apple, Crab | 4 | 1452 | 2 | Early Mature | 180 | 12 | 2.2 | Moderate | Fair | Low | C | 2 | 10-20 | End-weighted limbs over pvmnt x2 |

Notes:

- Height describes the approximate height of the tree measured in meters from ground level.
- The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
- Ground Clearance is the height in meters of crown clearance above adjacent ground level.
- Stem Diameter is the diameter of the stem measured in millimeters at 1.5m from ground level for single stemmed trees or at ground level for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
- Protection Multiplier is 12 for single stemmed and 10 for multi-stemmed trees and is the number used to calculate the tree's protection radius and area.
- Protection Radius is a radial distance measured from the trunk centre.
- Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
- Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
- Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
- B.S. Cat refers to (British Standard 5837:2005 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'R' - Remove.
- Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservation, Historic and Commemorative.
- Useful Life is the tree's estimated remaining contribution in years.

BS5837 Tree Constraints Survey Schedule

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Crown Spread | Ground Clearance | Age Class | Stem Diameter | Protection Multiplier | Protection Radius | Growth Vitality | Structural Condition | Landscape Contribution | B.S. Cat | Sub Cat | Useful Life | Observations |
|----------|-------------------|--------|--------------|------------------|--------------|---------------|-----------------------|-------------------|-----------------|----------------------|------------------------|----------|---------|-------------|---|
| 21 | Plum, Purple | 3 | 1122 | 2 | Early Mature | 170 | 10 | 1.7 | Poor | Poor | Low | R | | <10 | Die-back (minor) A sparser than normal canopy Kinked stem |
| 22 | Cherry, Flowering | 7 | 4455 | 3 | Early Mature | 290 | 12 | 3.5 | Moderate | Fair | Low | C | 2 | 10-20 | A tree with insignificant defects |

Notes:

- Height describes the approximate height of the tree measured in meters from ground level.
- The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
- Ground Clearance is the height in meters of crown clearance above adjacent ground level.
- Stem Diameter is the diameter of the stem measured in millimeters at 1.5m from ground level for single stemmed trees or at ground level for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
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- Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
- Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
- B.S. Cat refers to (British Standard 5837:2005 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'R' - Remove.
- Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservation, Historic and Commemorative.
- Useful Life is the tree's estimated remaining contribution in years.

APPENDIX 2**RECOMMENDED TREE WORKS**

Recommended Tree Works

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Stem Diameter | Crown Spread | Recommended Works | Comments/ Reasons |
|----------|-----------------------------|--------|---------------|--------------|--------------------------------|---|
| 9 | Plane, London | 16 | 690 | 5555 | N/a | Pollarded @ 12m Constricted root SE |
| 3 | Cherry, Flowering | 6 | 370 | 4552 | Monitor | A sparser than normal canopy Decay at trunk base Advisable for good arboricultural practice |
| 5 | Apple, Crab | 4 | 240 | 3335 | CB2M | End-weighted limbs over pvmt x2 Advisable for good arboricultural practice |
| 6 | Plum, Purple | 10 | 420 | 3555 | CR 15% | Pollard (Old) Decay at trunk base & wounds long limbs Advisable for good arboricultural practice |
| 7 | Beech, Copper | 16 | 640 | 6464 | Mon | Meripulus fungal fruit body at base Graft incompatibility / decay pocket @ 1.5m Resistographed 9/12/09: av. 29cm radial sound wood at base Advisable for good arboricultural practice |
| 10 | Camelia | 5 | 180 | 2222 | S Fell Leave G10.1 standing | Multi stem weakness Recommended to permit development |
| 11 | Magnolia (M. X soulangiana) | 6 | 290 | 2222 | Fell | Multi stem weakness Recommended to permit development |

Notes:

- CB - Cut Back to boundary/clear from structure.
- CL# - Crown Lift to given height in meters.
- CT#% - Crown Thinning by identified %.
- CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).
- CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
- DWD - Remove deadwood.
- Fell - Fell to ground level.
- FInv - Further Investigation (generally with decay detection equipment).
- Pol - Pollard or re-pollard.
- Mon - Monitor ongoing condition (annually by staff / owners & every 2-3 yrs by consultant).
- Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

Recommended Tree Works

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Stem Diameter | Crown Spread | Recommended Works | Comments/Reasons |
|----------|-------------------|--------|---------------|--------------|--------------------|---|
| 12 | Plum, Purple | 10 | 420 | 2215 | Fell | Unprofessionally topped/lopped Decay at trunk base & wounds within weak codominant forks Recommended to permit development |
| 13 | Plum, Purple | 12 | 350 | 5224 | Pol6m (or fell) | Unprofessionally topped/lopped Decay at trunk base & wounds Advisable for good arboricultural practice |
| 14 | Plum, Purple | 6 | 240 | 2433 | Fell | Unprofessionally topped/lopped Decay at trunk base & wounds Leaning signif. Advisable for good arboricultural practice |
| 15 | Tree of Heaven | 18 | 510 | 3716 | Monitor | A sparser than normal canopy Co-dominant limb topped above woodpecker hole @10m SE Advisable for good arboricultural practice |
| 16 | Tree of Heaven | 18 | 590 | 3752 | Monitor | Co-dominant stem kinked E@8m N canopy lopped over boundary Advisable for good arboricultural practice |
| 19 | Cherry, Flowering | 7 | 230 | 3523 | Fell | Decay at trunk base & wounds Advisable for good arboricultural practice |
| 20 | Apple, Crab | 4 | 180 | 1452 | CB/ CCL | End-weighted limbs over pvmnt x2 Advisable for good arboricultural practice |

Notes:

- CB - Cut Back to boundary/clear from structure.
- CL# - Crown Lift to given height in meters.
- CT#% - Crown Thinning by identified %.
- CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).
- CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
- DWD - Remove deadwood.
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Recommended Tree Works

Page

Site: 3 Wadham Gardens, London, NW3 3DN

Surveyor(s): Adam Hollis

Date: 16th November 2009

Ref:

| Tree No. | English Name | Height | Stem Diameter | Crown Spread | Recommended Works | Comments/Reasons |
|----------|-------------------|--------|---------------|--------------|-------------------|--|
| 21 | Plum, Purple | 3 | 170 | 1122 | Fell | Die-back (minor) A sparser than normal canopy Kinked stem Recommended to permit development |
| 22 | Cherry, Flowering | 7 | 290 | 4455 | Fell | A tree with insignificant defects Recommended to permit development |

Notes:

- CB - Cut Back to boundary/clear from structure.
- CL# - Crown Lift to given height in meters.
- CT#% - Crown Thinning by identified %.
- CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).
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- Pol - Pollard or re-pollard.
- Mon - Monitor ongoing condition (annually by staff / owners & every 2-3 yrs by consultant).
- Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

APPENDIX 3: TREE SELECTION FOR CONSTRICTED SITES

Table 4: Rosaceous Tree Species for Constricted Planting Sites

| Hawthorn | <i>Crataegus monogyna</i> | Stricta |
|----------------------|-----------------------------|---------------------|
| Cockspur | <i>Crataegus prunifolia</i> | Splendens |
| Cherry | <i>Prunus x hillieri</i> | Spire |
| Bird cherry | <i>Prunus padus</i> | Albertii |
| Rowan / Mountain ash | <i>Sorbus aucuparia</i> | Cardinal Royal |
| Rowan / Mountain ash | <i>Sorbus aucuparia</i> | Rossica Major |
| Rowan / Mountain ash | <i>Sorbus aucuparia</i> | Sheerwater Seedling |
| Swedish whitebeam | <i>Sorbus intermedia</i> | Brouwers |
| Bastard whitebeam | <i>Sorbus x thuringiaca</i> | Fastigiata |

Table 5: Specimen Tree Species for Constricted Planting Sites

| Chinese red bark birch | <i>Betula albosinensis</i> | Fascination |
|------------------------|------------------------------------|-------------------------------|
| Swedish birch | <i>Betula pendula</i> | Dalecarlica |
| Hornbeam | <i>Carpinus betulus</i> | Fastigiata Frans Fountaine |
| Turkish Hazel | <i>Corylus columna</i> | |
| Maidenhair tree | <i>Ginkgo biloba</i> | |
| Pride of India | <i>Koelreuteria paniculata</i> | Fastigiata |
| European larch | <i>Larix decidua</i> | Sheerwater Seedling |
| Tulip tree | <i>Liriodendron tulipifera</i> | Fastigiata |