SARGENT, MATTHEW

From: Caroline Hay Associates [caro.hay-cha@ntlworld.com]
Sent: 18 February 2008 17:01
To: Nobles, Eilean
Subject: Re: eo ch 090214 TPO report and CHA report
Attachments: Priory Rd tree notes.doc; Priory Rd trees.xls; ATT55798.htm

Were previously sent, but here goes again.
Regards
Caroline

On 18 Feb 2008, at 10:24, Nobles, Eilean wrote:

> Hi Caroline,
>
> I didn't get a copy of the report, just the drwg, please could you try again.
>
> Ta
>
> E
>
> ---
>
> **From:** Caroline Hay Associates [mailto:caro.hay-cha@ntlworld.com]
> **Sent:** 14 February 2008 14:28
> **To:** Kaye Stout
> **Cc:** Nobles, Eilean
> **Subject:** Re: eo ch 090214 TPO report and CHA report
>
> kaye
> sent it to you as a pdf, will try again.
> eilean did you get a copy?
> regards
> caroline
> On 14 Feb 2008, at 11:19, Kaye Stout wrote:
>
> Caroline
>
> Can you provide a copy of the plan that you reference in the notes?
>
> Please also see copy of the TPO report, apologies for the delay, scanner hasn't been working
>
> Kind regards
>
> Kaye
>
> ---
>
> **From:** Caroline Hay Associates [mailto:caro.hay-cha@ntlworld.com]
> **Sent:** 13 February 2008 12:06
> **To:** EILEAN NOBLES
> **Cc:** Kaye Stout
> **Subject:** Priory Rd NW6
> <TPO report.pdf>
>
> --
> Caroline Hay
> Caroline Hay Associates
> 2 High St/1 George St
> Willingham, Cambs CB24 5ES
> Tel/fax 01954 260500
> Mobile 07703 324396

This email has been scanned by the MessageLabs Email Security System.
For more information please visit http://www.messagelabs.com/email

--
Caroline Hay
Caroline Hay Associates
2 High St/1 George St
Willingham, Cambs CB24 5ES
Tel/fax 01954 260500
Mobile 07703 324396

PRIORY ROAD, LONDON NW6
Client: Inspace Partnership Ltd
Date of Survey: 12 February 2008
Tagged: Not tagged
Weather: Sunny, mild, still

NOTES ON AMENITY TREE SURVEY (BS5837:2005 'Trees in Relation to Construction')

1. Tree No is the tree number identified on plan no: 1074.1

2. Species is given as the common name.

3. Height is given in metres from topographical survey data or estimated.

4. Stem diameter is given in millimetres, either at 1.5 m above ground level if a single stem, or as a basal diameter if low forked, twin bole (tb) or multistem (ms).

5. RPA (Root Protection Area) is calculated as Table 2

6. Branch spread is measured north (N), east (E), south (S) and west (W) from the centre of the tree to the full extent of the canopy. If access is not possible an estimate is given.

7. Under crown height (height of crown clearance) is given as the lowest point to which the crown descends and is measured from the ground. Note: there can be a significant difference between summer and winter clearances for deciduous trees.

8. Age: Y (young) trees in the first third of their expected lives
   S (semi-mature) trees in the mid third of their expected lives
   M (mature) trees in the final third of their expected lives
   O (over-mature) trees that are in decline, but are not exceptionally long lived
   V (veteran) trees that survive beyond the typical age range for their species

9. Physiological Condition: eg good, fair, poor, dead, including some aesthetic values

10. Structural Condition eg collapse, decay, defects. Note: ivy may conceal defects.

11. Preliminary Management Recommendations: currently taken for general usage of the site and without any reference to any proposed development.

12. Estimated Remaining Contribution based on species, maturity and condition

13. Category Grading: as Table 1:
    A High quality and value (green)
    B Moderate quality and value (blue)
    C Low quality and value (light grey)
    R Condition such that these trees would be lost within 10 years (red)

Caroline Hay Associates

Tree No	Species	Height	Stem dia	RPA sq m (radius m)	Branch spread	Under-crown Height	Age	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Estimated remaining contribution (years)
1	Horse Chestnut T1	15	780	276 (9.4)	As drg	3	M	Roadside tree of good amenity. Past pollard at 3 m, subsequent crown reductions. Crown favours roadside. Minor stem epicormic	On small mound by retaining wall. Crowding at past pollard points. Asymmetric crown. Potential crosses. Weak & epicormic lateral to SE	Remove weak & epicormic lateral. Reduce back laterals to beyond past reduction sites. Re-balance crown	10 to 20
2	Hawthorn T2	6	320 est	46 (3.8)	As drg	3	M	Roadside tree of little amenity. Past crown reductions. Extensive ivy	Defects typical of species & management, especially crosses	If retained, sever ivy & prune for more open crown	10 to 20
3	Horse Chestnut T3	15	765	265 (9.2)	As drg	3	M	Roadside tree of good amenity. Past pollard at 5 m, subsequent crown reductions.	Minor cavities forming at old lift sites.	Reduce back laterals to beyond past reduction sites.	>20
4	Ornamental T4	8	470 est	99 (5.6)	As drg	2	M	Roadside tree of little amenity. Past crown reductions. Extensive ivy. Very low vigour	Leans SE. Crosses. Splits.	Fell & replace with suitable street tree	<10
5	Hawthorn	6	370	61 (4.4)	As drg	2	M	Roadside tree of little amenity. Past crown reductions.	Defects typical of species & management, especially crosses & minor decays	Fell & replace with suitable street tree	<15

6	Sycamore	12	410	76 (4.9)	As drg	3	S	Roadside tree of reasonable amenity. Past pollard at 5 m, subsequent crown reductions.	Crowding at pollard points. Narrow bifurkation with inclusion	If retained maintain a compact crown to reduce splitting out risks	10 to 20
7	Horse Chestnut T5	13	590	158 (7.1)	As drg	3	M	Roadside tree of good amenity. Past pollard at 5 m, subsequent crown reductions.	Narrow bifurkation with inclusion N side. Potential crosses	Reduce back laterals to beyond past reduction sites. Maintain a laterally compact crown to reduce splitting out risks	10 to 20
8	Horse Chestnut T6	14	650	191 (7.8)	As drg	3	M	Roadside tree of good amenity. Past pollard at 3 m, subsequent crown reductions.	Potential crosses. Surface roots on lawn. Inclusions at pollard points.	Reduce back laterals to beyond past reduction sites. Maintain a laterally compact crown to reduce splitting out risks	10 to 20
9	Lime	12	280	36 (3.4)	As drg	2	S	Roadside tree of little significance. Past crown reductions. Suppressed by Horse Chestnuts	No other recorded major defects. Crowded	Unlikely to make a fine tree: fell to give Horse Chestnuts more root space	<20

10	Horse Chestnut T7	13	670	202 (8)	As drg	3	M	Roadside tree of good amenity. Past pollard at 3 m, subsequent crown reductions.	Surface roots in lawn. Fused cross. Doglegs. Overcrowded poles	Reduce back laterals to beyond past reduction sites. Clean & thin arising pollard poles by 20%	10 to 20
11	Horse Chestnut T8	12	480		As drg	3	M	Roadside tree of good amenity. Past pollard at 3 m, subsequent crown reductions.	Deep & decaying lower stem wound NW side. Stained cavity forming 3 m above	Fell & replace with suitable street tree	<10
12	Horse Chestnut T10	13	650	191 (7.8)	As drg	3	M	Roadside tree of good amenity. Past pollard at 3 m, subsequent crown reductions.	Inclusions. Root collar exposed E side & over-driven	Reduce back laterals to beyond past reduction sites. Maintain a laterally compact crown to reduce splitting out risks	10 to 20
13	Horse Chestnut T9	13	950		As drg	3	M/O	Roadside tree. Crown very suppressed by No 12	Stressed, rugose & minor epicormic arising up stem & along laterals	Fell & replace with suitable street tree	<10
14	Lime	12	380	66 (4.6)	As drg	3	S	Limited amenity value as masked by Horse Chestnuts. Crown reduced in past	No other recorded major defects. Crowded	Unlikely to make a fine tree: fell to give Horse Chestnuts more root space	<20

15	Cherry Laurel	4	350 base	38 (3.5)	As drg	0	S/M	Frontage large shrub. Multistem. Slightly suppressed by Horse Chestnut	Defects typical of species & management	Prune to kept pavement clear	10 to 20
16	Sycamore	10	170		As drg	2	Y	Self set. Uneven canopy.	Close to djacent house & boundary wall	Fell as will damage adjacent property	>20
17	Oak	7	<100	5(1.2)	As drg	1.5	Y	Immature tree, not visually significant. Possible memorial tree?	No recorded major defects	If retained, gradually crown lift to 2.5 m. Probably capable of relocation	>20
18	Pear	12	est 450 base	64 (4.5)	As drg	1.5	M	Off site, reduced to 4 m in past. Declining vigour. Low forking	No access	Management by others	10 to 20
19	Sycamore	6	<100	5(1.2)	As drg	1.5	Y	Self set indifferent, immature form	No recorded major defects	If retained, gradually crown lift to 2.5 m. Probably capable of relocation	>20
20	Dawn Redwood	15	310	43 (3.7)	As drg	1.5	S	Good form if slightly sparse lower crown. 'In memory of Doris Farrow 1975'	Raised surface roots extending west	Crown lift to 2.5 m	>20
21	Apple	4			As drg	1	M	Not visually significant. Top worked in past. Low forking	Defects typical of species & management	Unlikely to make fine tree, suggest fell & replace	<15

22	Apple	4			As drg	1	M	Not visually significant. Top worked in past. Low forking	Defects typical of species & management	Unlikely to make fine tree, suggest fell & replace	<15
23	Rowan	7			As drg	3	S	Indifferent form. Pruned in past	Twin leaders with narrow bifurkation & small inclusion at 2 m	Unlikely to make fine tree, suggest fell & replace	<20
24	Lilac				As drg						
25	Winter Flowering Cherry	6			As drg	2	S	Low forking. Not visually significant. Past crown reductions	Defects typical of species & management	If retained, maintain a compact crown to reduce splitting out risks	<15
26	Horse Chestnut	10			As drg		M	Off site, pollarded & ivy ridden	No access	Management by others	
27	Sycamore	14	est 500	113 (6)	As drg		M	Off site	No access, but long south lateral noted	Reduce back lateral by 30%	
28	London Plane	16	est 750	254 (9)	As drg		M	Off site, crown reduced	No access	Management by others	