2009/1408/T

TPO → S6

1 x line

Camden

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: C | Surname: Horscroft

Company name: University College London

Street address: 1-9 Torrington Place

Town/City: London

County:

Country:

Postcode: WC1E 7HD

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mrs | First Name: Richard | Surname: Trippett

Company name: Bartlett Tree Experts

Street address: Shenley Lodge Farm
Ridge Hill

Town/City: Radlett

County: Hertfordshire

Country: United Kingdom

Postcode: WD7 9BG

	Country Code	National Number	Extension Number
Telephone number:		01707 649 018	
Mobile number:			
Fax number:		01707 649 652	

Email address: radlett@bartlettuk.com

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House: | Suffix:

House name: Ifor Evans Hall

Street address: 109 Camden Road

Town/City: LONDON

County:

Postcode: NW1 9HZ

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

The applicant is the owner of the trees

5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO? ○ Yes ◉ No

Are you wishing to carry out works to tree(s) in a conservation area? ◉ Yes ○ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

T10 Lime - Remove roadside upright down to fork.
T52 (Tag 0627) Lime - Reduce to 6m to contain as small tree.

8. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. ◉ Yes ○ No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. ○ Yes ◉ No
   If YES, you are required to provide for:

   Subsidence
   A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

   Other structural damage (e.g. drains, walls and hard surfaces)
   Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing additional information in support of your application? ◉ Yes ○ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

Arboricultural report provided by Bartlett Consulting "IB 934R", site sketch plans

9. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☑ Date: 25/02/2009

Statement of Reasons for Work

Bartlett Tree Experts
Shenley Lodge Farm
Ridge Hill
Radlett
Hertfordshire
WD7 9BG

The application for works is for health & safety of the tree, to ensure they are kept as safe as possible to avoid danger to person(s) and property as well as the health of the trees themselves.

Richard Trippett
Arboricultural Representative.

TREE SURVEY, CONDITION & MANAGEMENT PLAN

OUR REF: IB /934R/ag

YOUR REF:

DATE: 17th June 2008

CLIENT: University College London

SITE ADDRESS: Ifor Evans House
109 Camden Road
London
W1 9HZ

DATE/TIME OF VISIT: Monday 16th June 2008

PEOPLE PRESENT: Mr I Barrow

REPORT COMPLETED BY: Mr Ian Barrow Cert (Arb) (RFS) M.Arbor.A

SUMMARY

This report details the tree condition and hazard inspections carried out at the above site (plans attached). Recommendations have been made for tree works where appropriate, with suggested time scales in a colour coded format.

In reading and understanding the contents of this report it should be remembered that no tree can be deemed risk free, as with all things in the natural environment. They are subject to unpredictable forces such as extreme weather, effects of disease, and man's influence upon them. We investigate every obvious and available facet of the tree's structure and its surroundings in reaching a conclusion as to a level safety. These conclusions and recommendations seek to improve the level of risk that the tree(s) may pose to one that could be considered acceptable, given the tree's location, site use, and owners' acceptance of the level of risk and the perception of its value to the environment. No tree can ever be considered completely hazard free, and regular monitoring of the tree and its surroundings should be undertaken by the owner and their appointed specialist advisors, where necessary on a cyclic and recorded basis.

SCOPE OF REPORT

SURVEY BRIEF

To inspect the trees on the site, assess their condition, describe their features and make suitable management recommendations.

BACK GROUND

The managers of the site, wish to ensure a greater level of understanding of the stock, it's condition and what risks (if any) they pose.

REPORT REFERENCES

As a progressive company, we keep abreast of research data relating to arboriculture. All observations, recommendations and works are based on current industry standard reference material and extensive FA Bartlett research findings derived from the company's own facilities at University of Reading UK and Charlotte in the USA. A selection of pertinent items is shown in Appendix 2.

REPORT LIMITATIONS

The trees were not climbed and dimensions are approximate but considered a reasonable reflection of the tree details. This includes species identification, tree dimensions, age range and vigour entered within the tree details.

All tree safety, hazard and structural assessments undertaken during surveys or inspections either on single trees or multiples of trees, use the methodology set down in the F.A. Bartlett publication 'Tree Risk Management' (Smiley, Fraedrich, Hendrickson 2002), and Principles of Tree Hazard Assessment & Management (HMSO Lonsdale 1999) and as a basic, employ the VTA Methodology suggested by (Mattheck 1997). This format may be specifically detailed in text related to reports on single and smaller groups of trees but will be implicit for large scale surveys unless specified to the contrary by the client.

CARBON SEQUESTRATION PROFILE

Trees: The trees on this site will have a high or low ability to take in and lock up gaseous carbon, within their structures. The rate of which is dependant on their age and species. We have assessed the tree stock and can advise that trees noted in the tables as mature, have grown beyond the stage at which they are the most valuable carbon sinks. However their principal function now is as a long term store for carbon in their crowns, trunks and root systems. Trees noted as young and mid aged are most able to sequester carbon and lock it within their structures. These younger trees wellbeing is very important in the long term.

Soils: Soils, particularly those with high calcium content are able to take in and store gaseous carbon. Intensive cultivation and movement can release CO_2 into the atmosphere negating the beneficial effects of soil carbon sequestration. All groundworks and landscaping should seek to achieve the desired outcome with as limited soil disturbance as possible. Our recommendations for tree, works are made with this goal in mind.

Additional soil sampling and potentially soil calcium enhancement can be undertaken by the F.A.Bartlett company should you wish to pursue this matter.

TREE PRESERVATION ORDER PROTECTION

Trees T6-T10 and T46-T53 on this site are covered by a group tree preservation order administered by London Borough of Camden. You cannot carry out any works to protected trees before a formal permission is issued by the appropriate local planning authority. We would be happy to make the application on your behalf should you wish to proceed with any works arising from this survey.

PLEASE NOTE: Since 6 April 2008, the level of detail and explanation of requests for works has increased but been made less prone to local interpretation of requirements. A new nationwide application from is now prescribed along with more detailed site mapping and the need to provide 3 copies of all forms to the LPA.

ECOLOGICAL CONSTRAINTS

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, insects and other species that inhabit trees hedges or associated vegetation. These could impose significant constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. These matters are beyond Bartlett Consulting's area of expertise and you must seek advice from an ecologist to check if any such constraints apply to this site, where we identify any such potential habitat.

GENERAL SITE DETAILS

WEATHER CONDITIONS AT TIME OF SURVEY

Sunny and clear.

SITE LOCATION

The property stands near a suburban main thoroughfare, and is surrounded by mature domestic gardens.

LOCAL LANDSCAPE EVALUATION

The trees on the site provide valuable greenspace in the locality and provide a level of screening between properties.

UNDERLYING SOILS – (REF BGS O/S DRIFT MAP)

London clays.

GROUNDS

The site is level and comprises of large multi storey blocks of accommodation with hard surfaced access routes and car parking. There are some small areas of grass and shrub beds. However the tree stock provides the largest and most effective greenspace within the site.

SLOPES/BOUNDARYS

The site it predominantly brick, stone walls and wood panel fencing with iron railings on the Camden Road frontage.

ASSESSMENT OF ECOLOGICAL STATUS OF SITE

Following our survey of the site, and analysis of climax and sub climax vegetation and veteran ancient trees. We believe there is no vegetation on site that indicates habitat potential for protected species.

SOIL TESTS

- Soil tests were made at various locations across the site.

The tests comprised of:

- 1) An on site Ph and moisture content.
- 2) Permeability of soil, measuring drainage
- 3) Density testing, measuring compaction.

RESULTS OF SOIL & Ph SAMPLE TESTS

- The soil tests identified Ph levels of 5.5-6.5, acceptable for most trees.
- Local soils that were, exceptionally dry.
- The soils were tested and shown to be predominantly compacted.

INTERPRETATIONS OF SOIL TESTS (where carried out)

Ph is a measure of the acidity or alkalinity of a soil. Different species of trees have tolerance to specific levels of either condition.

Soils that are exceptionally dry or very waterlogged through poor drainage, leave tree roots liable to infection, decay or can induce debilitating stress to the whole tree.

Soil density measures the structure of the soil and gives an indication of the ease or difficulty with which tree roots can survive and grow in a soil.

The correct balance of soil nutrients provide adequate supplies of plant foods to enable a tree to thrive. If pollutants are present these can reduce the vitality or even kill a tree.

To provide ideal soil conditions for the trees rooting area the recommendations noted below should be considered.

FLUORIMETER TESTS

- Fluorimeter tests were not carried out.

FUNGAL, DISEASE OR INSECT, PATHOGENS

There were little fungal pathogens evident, however tree T22 had internal decay consistent with the heart rot fungus *Ganoderma*, although there presently is no evidence of this being active. Also trees T28 and T29 are affected by the root and trunk killing pathogen *Phytopthora/Pseudomonas* with lesions and exudates on the tree stems. A guidance note on this is included.

DISCUSSION / GENERAL OVERVIEW

Most trees on site are in adequate condition. The few that are of concern are noted in the attached tables with recommendations for works and time scales.

There are one or two fine specimen trees on the site which should be managed carefully. The trees on the Camden road frontage have recently been severely pollarded. However the finished form gives rise for concern as the height of the stem and remaining secondary uprights will cause the dense re-growth to develop high in the tree crowns imposing stresses on the trees lower stem and root hold as new foliage develops; producing tall top heavy trees. I would recommend that at the next pollarding (3-4 years time) the tree height is reduced by some 4-5m to produce lower crowns more in balance with the stem form and less susceptible to wind-throw. Within the main block quadrangles are large mature Plane trees that require lateral reduction away from block elevations to reduce abrasion damage and severe shading to student rooms. However these fine trees should not be pollarded.

RISK ASSESSMENT OF TREES WITHIN SITE

As part of the assessment of the trees, a brief visual assessment has indicated that trees T10 and T22 could be considered a hazard and require further investigation /immediate action of the works described in the tree scheduled.

RECOMMENDATIONS

Please find attached schedule tables for tree works.

*** Interpretations of Risk**	(As per Smiley, Fraedrich & Hendrickson 2002)
Critical Risk	Failure imminent: personal injury and/or property inevitable.
High Risk	Failure likely especially during storms: personal injury and/or property damage likely.
Moderate Risk	Failure possible especially during severe storms: personal injury and/or property damage possible.
Low Risk	Failure unlikely: personal injury and/or property damage unlikely.
***Dismantling/surgery risk*	*Weakened crown anchor points possible, require full risk assessment prior to tree works*

The trees on site will require re-inspection in 3 years.

NB: CLIENTS MUST MAKE TREE WORKERS AWARE OF THIS STATEMENT

CAUTION: Trees with degraded main stem or crown framework may not be sufficiently structurally sound to withstand dismantling works using the tree limbs as load carrying points. Persons engaged on such works must undertake a thorough risk assessment of the tree structure before finalising a working method. This may include the use of crane or mobile elevated platform.

Tree works recorded are to the specifications suggested in British Standard BS3998, "Tree works" 1989. All works should be carried out by a properly and fully insured tree surgeon, approved under the Arboricultural Association's Approved Contractor's scheme.

The F A Bartlett Tree Surgery team in your area would be happy to provide a detailed quotation. Should you wish to contact them please ring 01707 649 018 and ask to talk to Mr Richard Trippett.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 1**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T1 Tag 0673	Adjacent Niel Sharp block	Lime	500	17	6	Mat	Ave	Minor imbalance of upper crown; touches building, some old pruning wounds, adequate.	Reduce over extended crown top to balance, thin & cut from building.	1	30+	Low
T2	Adjacent Niel Sharp block	Cherry	200	8	4	Yng	Ave	Adequate.	None.		20+	Low
T3	Adjacent Niel Sharp block	Cherry	190	8	4	Yng	Ave	Adequate.	None.		20+	Low
T4 Tag 0669	Anne Stephen-son House	Cherry	150	5	4	Yng	Low	Declining, canker.	Remove stake.		?	Low

NB * = Hazard Tree, **Risk Factor=/** ORD/MODERATE/HIGH **"T" no's** refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **H20 –** based on matrix of NHBC classification 1985 Biddle 1979. **Ht** Height estimated in metres; **C.S** is crown spread to the cardinal points; **DBH** is stem diameter measured at 1.5m Ht; **Age** is assessed as **Yng** up to 1/3 life, **Mid** up to ½ life and **Mature** is fully developed and grown, **Veteran** is exceptional age for species. **Vig** is average for species how is, poor or declining. **Category R** is remove ASAP; **A** is high quality specimen; **B** is moderate quality; **C** is low/adequate quality. **SULE** is minimum safe, useful life expectancy in years. **Amen. val** Amenity Value As per BS 5837 2005 (where possible) **Stem to bldg** Distance of stem to nearest building. **U/L** Underlying soils. All comments to BS 5837 2005.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 2**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T5 Tag 0670	Anne Stephen-son House	Cherry	80	3	2	Yng	Low	½ dead	Monitor		1-2	Low
T6	Front of Anne Stephen-son House	Plane	390	15	6	Mid	Ave	Good specimen	None		40+	Low
T7	Front of Anne Stephen-son House	Lime	420	12	1	Mat	Ave	Recently pollarded. Leans on wall. Adequate.	None		30+	Low

NB * = Hazard Tree, **Risk Factor**=/ ORD/MODERATE/HIGH **"T" no's** refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **H20 –** based on matrix of NHBC classification 1985 Biddle 1979. **Ht** Height estimated in metres; **C.S** is crown spread to the cardinal points; **DBH** is stem diameter measured at 1.5m Ht; **Age** is assessed as **Yng** up to 1/3 life, **Mid** up to ½ life and **Mature** is fully developed and grown, **Veteran** is exceptional age for species. **Vig** is average for species how is, poor or declining. **Category R** is remove ASAP; **A** is high quality specimen; **B** is moderate quality; **C** is low/adequate quality. **SULE** is minimum safe, useful life expectancy in years. **Amen. val** Amenity Value As per BS 5837 2005 (where possible) **Stem to bldg** Distance of stem to nearest building. **U/L** Underlying soils. All comments to BS 5837 2005.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 3**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T8 Tag 0623	Front of Anne Stephen-son House	Lime	420	12	1	Mat	Ave	Recently pollarded. Adequate.	None		30+	Low
T9 Tag 0622	Front of Anne Stephen-son House	Lime	420	12	1	Mat	Ave	Recently pollarded. Adequate.	None		30+	Low
T10	Front of Anne Stephen-son House	Lime	350	12	1	Mat	Ave	Recently pollarded. Weak decayed fork at 2m on bus stop.	Remove roadside upright down to fork.	Urgent	30+	High

NB * = Hazard Tree, **Risk Factor=/** ORD/MODERATE/HIGH **"T" no's** refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **H20 –** based on matrix of NHBC classification 1985 Biddle 1979. **Ht** Height estimated in metres; **C.S** is crown spread to the cardinal points; **DBH** is stem diameter measured at 1.5m Ht; **Age** is assessed as **Yng** up to 1/3 life, **Mid** up to ½ life and **Mature** is fully developed and grown, **Veteran** is exceptional age for species. **Vig** is average for species how is, poor or declining. **Category R** is remove ASAP; **A** is high quality specimen; **B** is moderate quality; **C** is low/adequate quality. **SULE** is minimum safe, useful life expectancy in years. **Amen. val** Amenity Value As per BS 5837 2005 (where possible) **Stem to bldg** Distance of stem to nearest building. **U/L** Underlying soils. All comments to BS 5837 2005.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 4**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T11 Tag 0667	Rear of Niel Sharp block	Cherry	140	6	3	Yng	Ave	Minor lean. Adequate	Remove tree stake,	1	10	Low
T12	Rear of Nial Sharp block	Cherry	60	5	1	Yng	Low	Small suppressed tree.	Remove branch tips off building.	1	10	Low
T13	Rear of Nial Sharp block	Cherry	60	5	1	Yng	Low	Touches building.	Remove branch tips off building.	1	10	Low
T14	Rear of Nial Sharp block	Cherry	600	15	5	Mat	Ave	Heavy ivy on stem. Recently pruned.	Maintain at no more than present size. Re-thin every 4 years. Girdle ivy at 4m annually.	4 1	10	Low

NB * = Hazard Tree, **Risk Factor**=/ ORD/MODERATE/HIGH **"T" no's** refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **H20 –** based on matrix of NHBC classification 1985 Biddle 1979. **Ht** Height estimated in metres; **C.S** is crown spread to the cardinal points; **DBH** is stem diameter measured at 1.5m Ht; **Age** is assessed as **Yng** up to 1/3 life, **Mid** up to ½ life and **Mature** is fully developed and grown, **Veteran** is exceptional age for species. **Vig** is average for species how is, poor or declining. **Category R** is remove ASAP; **A** is high quality specimen; **B** is moderate quality; **C** is low/adequate quality. **SULE** is minimum safe, useful life expectancy in years. **Amen. val** Amenity Value As per BS 5837 2005 (where possible) **Stem to bldg** Distance of stem to nearest building. **U/L** Underlying soils. All comments to BS 5837 2005.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 5**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T15 Tag 0664	Car park adjacent Ifor Evans Hall	Sycamore	200	5	3	Mat	Ave	Small adequate tree.	None	-	30+	Low
T16	Ifor Evans Hall	Spindle	200	5	3	Mat	Ave	Small adequate tree.	None	-	30+	Low
T17	Ifor Evans Hall by car park	Jackmans Birch	240	8	5	Mid	Ave	Good adequate tree	Reduce back from building.	1	20+	Low
T18	Ifor Evans Hall by car park	Sycamore	400	12	6	Mat	Low	Declining crown. Deadwood. Much ivy.	Remove deadwood. Girdle ivy at 4m.	6 months	10	Mod

NB * = Hazard Tree, **Risk Factor**=/ ORD/MODERATE/HIGH **"T" no's** refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **H20 –** based on matrix of NHBC classification 1985 Biddle 1979. **Ht** Height estimated in metres; **C.S** is crown spread to the cardinal points; **DBH** is stem diameter measured at 1.5m Ht; **Age** is assessed as **Yng** up to 1/3 life, **Mid** up to ½ life and **Mature** is fully developed and grown, **Veteran** is exceptional age for species. **Vig** is average for species how is, poor or declining. **Category R** is remove ASAP; **A** is high quality specimen; **B** is moderate quality; **C** is low/adequate quality. **SULE** is minimum safe, useful life expectancy in years. **Amen. val** Amenity Value As per BS 5837 2005 (where possible) **Stem to bldg** Distance of stem to nearest building. **U/L** Underlying soils. All comments to BS 5837 2005.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 6**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T19	Ifor Evans Hall by car park	Sycamore	80	6	2	Yng	Ave	Good future specimen.	None.	-	20+	Low
T20	Ifor Evans Hall by car park	Eucalyptus	60	4	1	Sap-ling	Ave	Thinning crown.	None.	-	20+	Low
T21	Car park Ifor Evans Hall	Lime	500	18	5	Mat	Ave	Much ivy on stem. Former pollard.	Thin crown. Girdle Ivy.	1-2 ASAP	20+	Low
T22 Tag 0660	Car park Ifor Evans Hall	Lime	480	17	5	Mat	Ave	Former pollard. Deep decay at 3m.	Reduce crown height and spread by 1/3 and contain at new size.	6 months	20+	High

NB * = Hazard Tree, **Risk Factor**=/ ORD/MODERATE/HIGH **"T" no's** refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **H20 –** based on matrix of NHBC classification 1985 Biddle 1979. **Ht** Height estimated in metres; **C.S** is crown spread to the cardinal points; **DBH** is stem diameter measured at 1.5m Ht; **Age** is assessed as **Yng** up to 1/3 life, **Mid** up to ½ life and **Mature** is fully developed and grown, **Veteran** is exceptional age for species. **Vig** is average for species how is, poor or declining. **Category R** is remove ASAP; **A** is high quality specimen; **B** is moderate quality; **C** is low/adequate quality. **SULE** is minimum safe, useful life expectancy in years. **Amen. val** Amenity Value As per BS 5837 2005 (where possible) **Stem to bldg** Distance of stem to nearest building. **U/L** Underlying soils. All comments to BS 5837 2005.

TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 7**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T23 Tag 0659	Car park Ifor Evans Hall	Indian Bean tree	490	14	8	Mat	Ave	Decayed fork at 2m. Imbalanced crown.	Reduce spread over car park by removing 3x west laterals	1 year	20	Mod
T24	Car Park Ifor Evans Hall	Scots Pine	100	6	2	Yng	Ave	Good future specimen. Climber on tree crown base.	Remove climbing plants	ASAP	30	Low
T25	In 1st bungalow rear garden	Red Horse Chestnut	300	10	5	Mid	Ave	Adequate	None		30	Low
T26	In 2nd bungalow rear garden	Willow	280	12	5	Mid	Ave	Adequate	None		30	

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 8**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T27	In 2nd bungalow rear garden	Swamp Cypress	500	18	7	Mat	Ave	Fine specimen. Rope strangling stem.	Cut rope strangling stem.	Urgent DIY	30+	low
T28	Adjacent tennis courts	Red Horse Chestnut	400	12	5	Mid	Ave	*Phytophthora* on stem base. Tree okay.	None	-	10-20	
T29 Tag 0660	Adjacent tennis courts	Red Horse Chestnut	380	12	5	Mid	Ave	*Phytophthora* on stem base. Tree okay. Deadwood at 2m	Monitor decay 3 years	-	10-20	
T30 Tag 0659	Adjacent tennis courts	Cherry	200	6	4	Mid	Ave	Suppressed misshaped tree but adequate.	None	-	10	

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 9**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
TG 31	In tennis courts	Leopolds Norway Maple x 7	270 – 370	10 – 12	5	Mid	Ave	Adequate. All losing vegetation reverting to green	None	-	30+	Low
T32	In tennis courts	Domestic apple	250	6	4	Mat	Ave	Adequate	None	-	10+	Low
T33	In tennis courts	Domestic plum	300	6	4	Mat	Ave	Much ivy. Adequate	Girdle ivy at base	ASAP	10+	Low
T34	At end of site	Cherry	200	5	3	Mat	Dead	Dead	Fell	ASAP	-	Low

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 10**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
TG 35	At end of site	Cypress x 3	300 - 350	15	3	Mid	Ave	Much internal deadwood	Raise crown bases. Remove deadwood.	2	20	Low
T36	Rear of Max Rayne Hall	Laburnum	180	4	3	Yng	Ave	Small multi stem specimen.	None	-	20	Low
T37	Rear of Max Rayne Hall	Hawthorn	500 at base	8	6	Mat	Ave	Good multi stem clump.	None	-	30	Low
T38	Rear of Max Rayne Hall	Plane	550	17	10	Mat	Ave	Good tree.	None	-	50+	Low

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
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Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 11**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T39	Rear of Max Rayne Hall	Plane	580	17	10	Mat	Ave	Surface rooted. Touches building Minor lean.	Reduce crown from building by 3-4m.	1	50+	Low
T40	Rear of Max Rayne Hall	Portuguese Laurel	200	5	3	Mid	Low	½ dead	Pollard at 2m height	6 months	5	Low
T41	Rear of Max Rayne Hall	Plane	560	18	9	Mat	Ave	Adequate. Touches building.	Reduce crown back from building by 3-4m	1 year	50+	Low
T42	Court-yard Max Rayne Hall	Sumak	200	3	3	Mat	Ave	Adequate small tree.	None	-	10	Low

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
BARTLETT CONSULTING

Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 12**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T43	Rear of Max Rayne Hall	Plane	500	18	8	Mat	Ave	Good tree.	None	-	50+	Low
T44	Adjacent the watershed	Tree of Heaven	280	8	4	Yng	Ave	Grows very close to building.	Monitor. May need to fell in 5 years	5	5	Low
T45	Adjacent the water-shed	White Willow	700	17	5	Mat	Ave	Dense crown. Fault in stem. Weak secondary stem union.	Contain tree at present size by cyclic pruning every 5 years. Install cable bracing at 8m	5 ASAP	10	Mod
T46	Front of Denys Holland Lodge	Tree of Heaven	800	18	6	Mat	Ave	Severe lean to building corrected in crown. Adequate.	None	-	20	Low

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
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Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 13**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T47 Tag 0631	Front of Denys Holland Lodge	Tree of Heaven	800	18	6	Mat	Ave	Tall drawn up crown. Adequate.	Allow new internal growth to form over next 5 years, then reduce crown height down to new growth.	5	20	Low
T48 Tag 0630	Front of Denys Holland Lodge	Tree of Heaven	480	18	6	Mat	Ave	Tall drawn up crown. Adequate.	Allow new internal growth to form over next 5 years, then reduce crown height down to new growth	-	20	Low
T49 Tag 0634	Front of Denys Holland Lodge	Sycamore	400	15	1	Mat	Ave	Twin stem recently pollarded. Minor decay at 1-3m.	None Monitor 3 yearly	3	15	Low
T50 Tag 0629	Front of Denys Holland Lodge	Lime	400	15	1	Mat	Ave	Recently pollarded.	None	-	20	Low

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
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Completed by: Mr I Barrow	**Sheet No. 14**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expectancy	Risk Factor
T51 Tag 0628	Front of Denys Holland Lodge	Lime	300	15	1	Mat	Ave	Recently pollarded.	None	-	20	Low
T52 Tag 0627	Front of Denys Holland Lodge	Lime	400	15	1	Mat	Ave	Decay cavity at 0-2m.	Reduce further to 6m to contain as small tree. Monitor.	ASAP	20	Mod
T53	Front of Denys Holland Lodge	Lime	100	4	1	Mat	Ave	Recently pollarded.	None	-	20	Low
T54	Rear of Denys Holland Lodge	Lime	400	15	5	Mid	Ave	Good tree. Touches building. Dense crown.	Crown thin by 15%. Cut 3m from building.	1 year	20	Low

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TREE SURVEY, CONDITION & MANAGEMENT PLAN
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Client: University College London	**Report No. IB/934R**
Completed by: Mr I Barrow	**Sheet No. 15**
Site: Ifor Evans Halls, 109 Camden Road, London, NW1 9HZ	**Date of Survey: 16-06-08**
Trees Tagged: No	**Weather: Sunny**

Tree No.	Location	Species	DBH (mm)	Ht (m)	Cr. Spr (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Life Expect ancy	Risk Factor
T55 Tag 0636	Adjacent door to water-shed	Jackmans Birch	280	10	4	Yng	Ave	Good tree.	None	-	30	Low
T56 Tag 0635	Rear of Denys Holland Lodge	Cherry	350	10	5	Mat	Low	Leans. 2/3 dead. Damaged limbs.	Fell and replace.	ASAP		Mod

Timescale for Works

ASAP – 6 months	1 Year	2 Years	3-4 Years	5 Years

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I trust this report is helpful to you, should you have any queries or require further advice, please do not hesitate to contact me.

REPORT CLASSIFICATION: Tree Survey & Condition Report

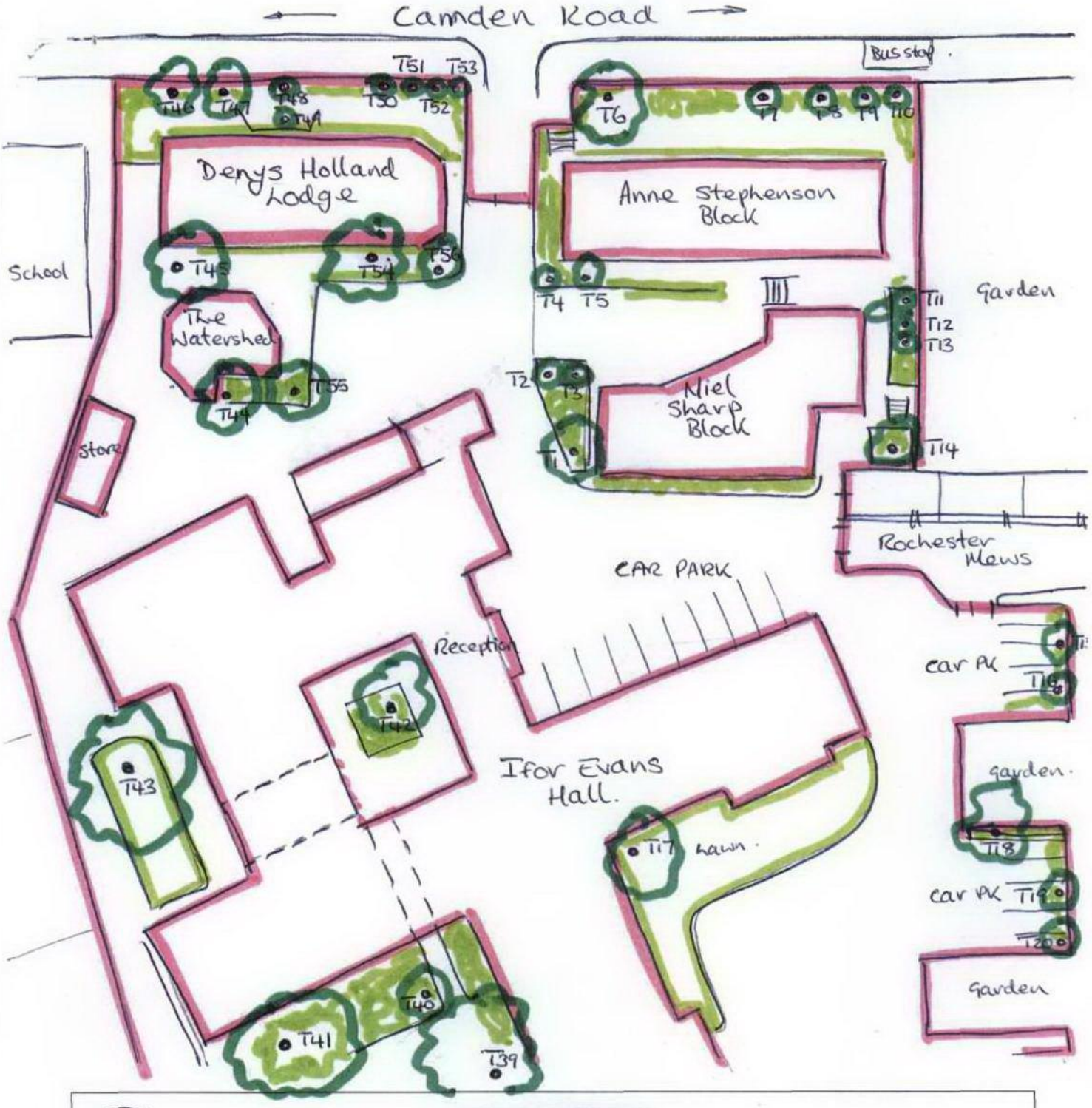
REPORT STATUS: On-going

REPORT COMPLETED BY: Mr Ian Barrow Cert (Arb) (RFS) M.Arbor.A
Principal Arboricultural Consultant

SIGNATURE:.....DATE.....

REPORT REVIEWED BY:.....DATE.....

REPORT AUTHORISED FOR ISSUE BY:.....DATE.....



BARTLETT CONSULTING
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Client	University College London
Site	Ifor Evans Halls
Drawing Title	Site sketch plan
Reference	IB
Date of Survey	16 June 2008
Scale	Not to scale
Drawn	IB
Trees of report / Other Vegetation / Property Boundary	
	Orientation N

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