11 Albert Terrace Mews, NW1 8JD

BS5837 Arboricultural Report and Tree Constraints Plan

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Survey Date: 5th November 2014

Report Date: 7th November 2014

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1. INTRODUCTION

1.1. Brief

I am instructed by **Rundell Associates, Second Floor290-294, Latimer Road, London, W10 6QW**, to inspect the trees at **11 Albert Terrace Mews, London, NW1 8JD** to provide an arboricultural report for the trees located within site, as shown on the Tree Constraints Plan enclosed.

1.2. Qualifications and experience

I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience and qualifications.

1.3. Documents and information provided

I was provided with copies of base plans.

1.4. Scope of this report

This report is only concerned with the trees shown on the enclosed plan. Trees with a diameter of less than 75mm have not been surveyed in line with BS5837 2012. Unless indicated on the Tree Constraints Plan TCP due to their location and impact.

1.5. Limitations of use and copyright

2. SITE VISIT AND OBSERVATIONS / COLLECTION OF DATA

2.1. Site visit

I carried out the unaccompanied tree survey on Wednesday 5th November 2014 my observations were from ground level.

2.2. Site description

The survey site is a modern house and surfaced, landscaped garden area set within a mews. There are various trees located within the garden and some within neighboring property, which are close to the boundary.

2.3 Identification and location of the trees

The trees have been identified and are listed within the Tree Survey Schedule. I have plotted the locations of the trees on the plan included. All the relevant information on it is contained within this report and the provided documents. Only the significant trees are included in this report; trees with a diameter of less than 75mm (BS5837 2012) are not included unless their position was felt to be significant. Trees within movable pots are also excluded from the schedule, but noted within the report. All trees have been allocated a classification. The classification cascade chart can be found below.

Aerial Photos

2.4. Tree observation. I visually inspected the trees and recorded the information below. Each tree has been given a classification relevant to BS5837 2012.

CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British Standard 5837:2012 "Trees in Relation to Design, demolition and Construction")

TREES FOR REMOVAL				
Category and Definition	**Criteria**			**Identification on Plan**
Category U **Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years**	➢ **Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).** ➢ **Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.** ➢ **Trees infected with pathogens of significance to the health and/or safety of other trees nearby), or very low quality trees suppressing adjacent trees of better quality.** **NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7**			**DARK RED**
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria - Subcategories**			**Identification on Plan**
	1. Mainly Arboricultural Qualities	**2. Mainly Landscape Qualities**	**3. Mainly Cultural Values, including Conservation**	
Category A **Those of high quality with a estimated remaining life expectancy of at least 40 years**	**Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).**	**Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features**	**Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).**	**LIGHT GREEN**
Category B **Those of moderate quality with a estimated remaining life expectancy of at least 20 years**	**Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of unsympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or lacking the merit for Category A**	**Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality**	**Trees with clearly identifiable conservation or other cultural benefits.**	**MID BLUE**
Category C **Those of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.**	**Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories**	**Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits**	**Trees with very limited conservation or other cultural benefits.**	**GREY**

2.4.1. Tree Survey Schedule

ID	Species	H/T	Stems	Dia	Canopy Spread				First	H/T	Age	Years	Cat	Observations	Recommendations	Planning Notes
				mm	North	East	South	West	Branch	Crown		Rem				
T1	Walnut	10	S	350	4	6	5	6	2W	3	Early Mature	40+	A	Good overall condition, just outside boundary fence. Widespread canopy. Slight southerly lean. Damage to boundary wall.	Monitor wall damage	Could have 30-40% crown reduction, no raising of crown
T2	Japanese zelkova	6	S	200	5	4	3	3	2N	3	Early Mature	40+	B	Good overall condition, some minor rot on stem	None	Can be retained
T3	Cherry	5	S	100	1	1	2	4	2W	2	Young	20	C	Growing within brick retainer. Poor weedy specimen	None	Poor specimen could be removed and replaced
T4	Silver Birch	12	S	300#	2	2	2	2	4N	3	Early Mature	30	B	Within neighbouring property. Good overall condition	None	Out of site
T5	Acacia	5	S	75	1	1	1	1	4E	5	Young	10	C	Crowded by adjacent trees	Monitor/ possible removal	Poor specimen crowded

2.4.2. Root Protection Areas

ID	Species	Category	RPA (r)	RPA (a)
T1	Walnut	A	4.2	55.4
T2	Japanese zelkova	B	2.4	18.1
T3	Cherry	C	1.2	4.5
T4	Silver Birch	B	3.6	40.7
T5	Acacia	C	0.9	2.5

3. Conclusions

Trees categorised as U should be considered for felling for health/Safety reasons or limited life expectancy and/or potential problems in the future. Category C trees should be considered on their merit but could be removed to facilitate the development and replaced. Tree categorised as B should be retained where possible, with regard to incorporating them into the new scheme. Category A trees should have every effort to preserve and conserve for future generations. Attention should be drawn to the Root Protection Areas depicted in Magenta for all retained trees (See Tree Constraints Plan).

Trees with health & safety implications should be monitored and/or remedial works carried out in line with the schedule above.

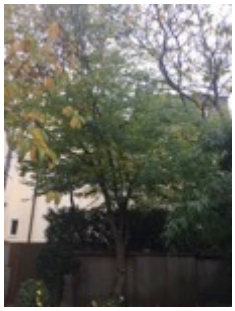
In addition to the trees within the schedule above, there are 3 Eucalyptus trees situated within pots, as shown in the photos below. These trees can easily be moved and repositioned during any works.

4. Recommendations

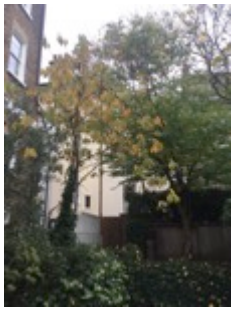
Above and below ground constraints should be observed and protected when devising planning proposals and suitable protection methods should be implemented during any demolition/construction phases. Work within a Conservation Area or proposed works to trees with Tree Preservation Orders should not be undertaken without the express permission of the Local Authority.

5. Photos

T1 Walnut

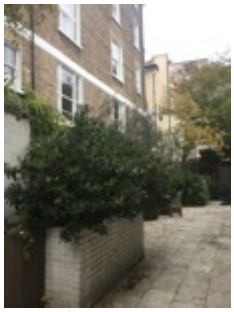


T2 Japanese zelcova

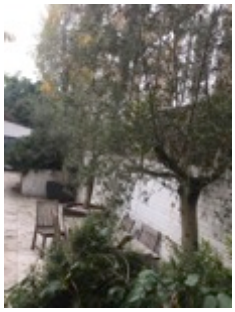


T3 Cherry

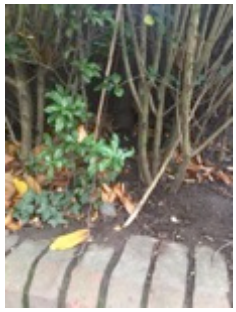
T4 Silver Birch



View looking to T3



3x Eucalyptus in pots

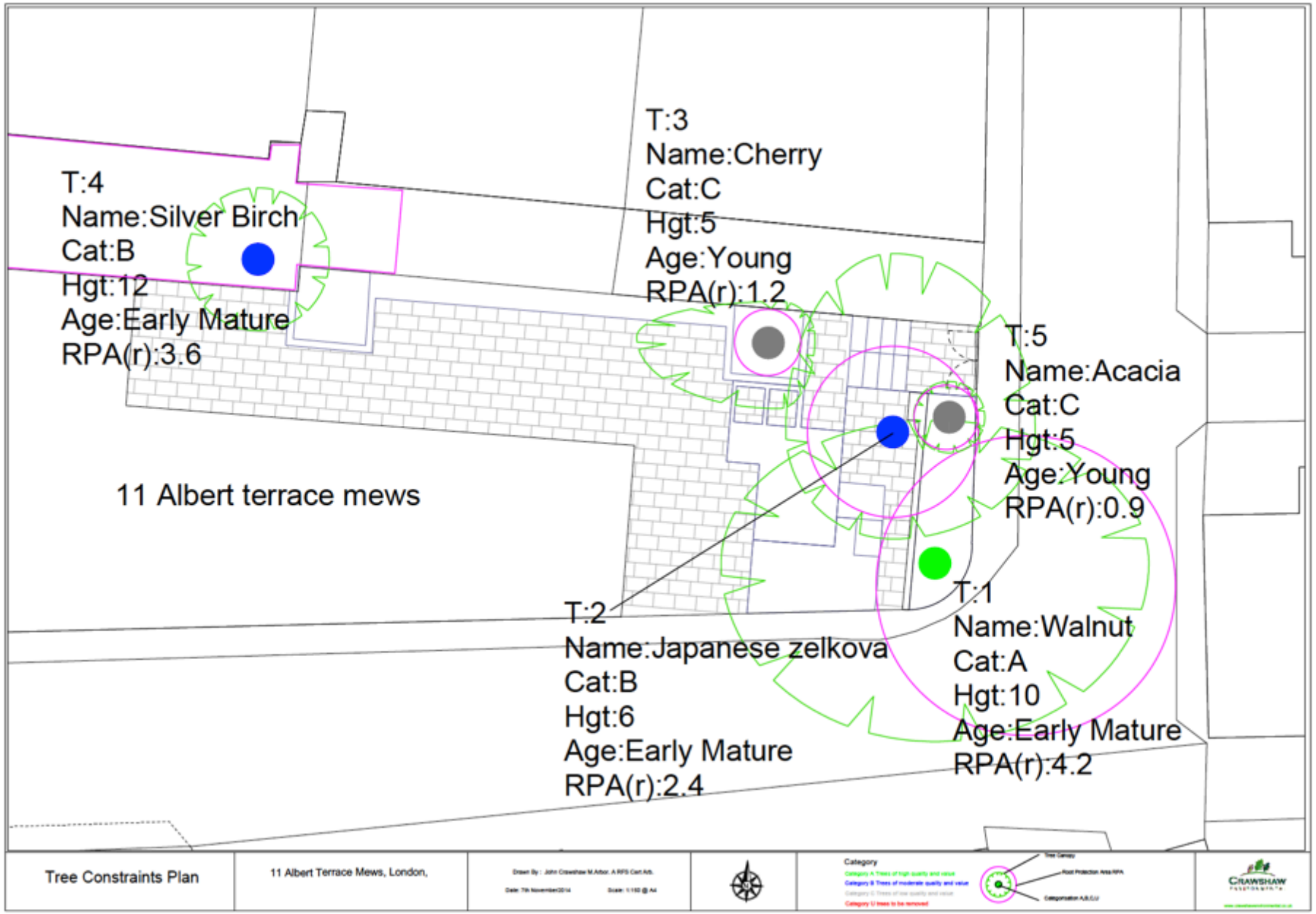


T5 stem

Damage to wall in 2 places (T1)

6. Tree Constraints Plan

Plan below not to scale as PDF. Please refer to original drawing for scaling



Appendix 1. List of Tree Names

Ash	*Fraxinus excelsior*
Aspen	*Populus tremula*
Atlas cedar	*Cedrus atlantica*
Austrian pine	*Pinus nigra*
Bay willow	*Salix pentandra*
Beech	*Fagus sylvatica*
Bird cherry	*Prunus padus*
Black cottonwood	*Populus trichocarpa*
Black poplar	*Populus nigra*
Black walnut	*Juglans nigra*
Box	*Buxus sempervirens*
Caucasian fir	*Abies nordmanniana*
Cedar of Lebanon	*Cedrus libani*
Coast redwood	*Sequoia sempervirens*
Common alder	*Alnus glutinosa*
Common juniper	*Juniperus communis*
Common lime	*Tilia x vulgaris*
Common silver fir	*Abies alba*
Common walnut	*Juglans regia*
Corsican pine	*Pinus nigra*
Crab apple	*Malus sylvestris*
Crack willow	*Salix fragilis*
Cricket-bat willow	*Salix alba*, var *caerulea*
Deodar cedar	*Cedrus deodara*
Douglas fir	*Pseudotsuga menziesii*
Downy birch	*Betula pubescens*
English elm	*Ulmus procera*
Eucalypts	*Eucalyptus* species
European larch	*Larix decidua*
Fig	*Ficus carica*
Field maple	*Acer campestre*
Giant fir	*Abies grandis*
Grey alder	*Alnus glutinosa*
Grey poplar	*Populus x canescens*
Hawthorn	*Crataegus monogyna*
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Holm oak	*Quercus ilex*
Honey Locust	*Gleditsia triacanthos*
Hornbeam	*Carpinus betulus*
Horse chestnut	*Aesculus hippocastanum*
Italian alder	*Alnus cordata*
Japanese larch	*Larix kaempferi*
Japanese zelkova	*Zelkova serrata*
Large-leaved lime	*Tilia platyphyllos*
Lawson cypress	*Chamaecyparis lawsoniana*
Lodgepole pine	*Pinus contorta*
Lombardy poplar	*Populus nigra* var. *italica*
London plane	*Platanus x hispanica*
Maritime pine	*Pinus pinaster*
Midland thorn	*Crataegus laevigata*
Monkey puzzle	*Araucaria araucana*
Monterey cypress	*Cupressus macrocarpa*
Monterey pine	*Pinus radiata*
Noble fir	*Abies procera*
Norway maple	*Acer platanoides*
Norway spruce	*Picea abies*
Oriental plane	*Platanus orientalis*
Pedunculate oak	*Quercus robur*
Red alder	*Alnus rubra*
Red oak	*Quercus rubra*
Robusta poplar	*Populus x robusta*
Rowan	*Sorbus aucuparia*
Sallow (Goat willow)	*Salix caprea*
Scots pine	*Pinus sylvestris*
Serotina poplar	*Populus serotina*
Sessile oak	*Quercus petraea*
Silver birch	*Betula pendula*
Sitka spruce	*Picea sitchensis*
Small-leaved lime	*Tilia cordata*
Smooth-leaved elm	*Ulmus carpinifolia*
Snakebark Maple	*Acer capillipes*
Southern beech	*Nothofagus antarctica*
Swamp cypress	*Taxodium distichum*
Swedish whitebeam	*Sorbus intermedia*
Sweet chestnut	*Castanea sativa*
Sycamore	*Acer pseudoplatanus*
Turkey oak	*Quercus cerris*
Wellingtonia	*Sequoiadendron giganteum*
Western hemlock	*Tsuga heterophylla*
Western red cedar	*Thuja plicata*
White poplar	*Populus alba*
White willow	*Salix alba*
Whitebeam	*Sorbus aria*
Wild cherry (Gean)	*Prunus avium*
Wild service tree	*Sorbus torminalis*
Wych elm	*Ulmus glabra*
Yew	*Taxus baccata*