

SIMON JONES
ASSOCIATES Ltd.
ARBORICULTURAL PLANNING
CONSULTANTS

Arboricultural Consultancy - Tree Surveys
Planning & Development · Hazard & Safety

17 CROSS ROAD
TADWORTH
SURREY KT20 5ST

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Director: Simon R. M. Jones Dip. Arb.
(RFS), F. Arbor. A., Arb. Assoc.
Registered Consultant
Associates: Mark Mackworth-Praed BA
(Cantab), M.Sc., F. Arbor. A., Arb. Assoc.
Registered Consultant



Tree Survey Schedule

GOSH 20 Guilford Street, London WC1

January 2014

Tree Survey Schedule: Explanatory Notes

GOSH 20 Guilford Street, London WC1

This schedule is based on tree inspections undertaken by Simon Jones and Abi St.Aubyn of Simon Jones Associates Ltd., on Thursday the 17th January, of Simon Jones on Thursday the 7th of February 2013 and Abi St.Aubyn on Wednesday the 8th January 2014. Weather conditions during all of these inspections were clear, dry and bright. Deciduous trees were not in leaf during any of these inspections.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest halfmetre, unless shown otherwise. In the cases of small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Surviving beyond the typical age range for species

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irreparable physiological or pathological defects, such that there is a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

Category U: Trees 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, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) 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 landscape benefits.

TREE SURVEY SCHEDULE
GOSH 20 Guilford Street, London WC1

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	London plane	19.5m	870mm	10.6m N 11m NE 9.5m E 9.5m SE 4m S 4.5m SW 6 W 11.5 NW	4.5m W	5m N	Mature	Average	Moderate	On site; stout, single trunk; upright, growing in rectangular planting pit in pavement; evidence previously pollarded at approx. 8m, since then allowed to grow out; wide spreading crown, suppressed on SW side by the crown of tree no.2, with which it forms a group; otherwise a dominant crown, extends some way over the roof of 20 Guilford Street to E; no evidence of significant disease or decay; however, small cavity noted on S side of trunk at 5.5m opposite lowest lateral branch to the N; probable former pruning wound with localised cone of decay within; some of the re-shoots from the pollard points at 8m have excessive end weight and protrude from the crown, particularly one ascending branch to the NW; other heavy laterals in other areas would benefit in some reduction to reduce the pressure on these pollard points; also one particularly long lateral growing to the SE protrudes from the remainder of the crown as probably has been suppressed by lateral on tree no.2; together with tree no.2 and no.3 on the W side of Guilford Place, these trees form a significant group and are readily visible in the landscape; mirrors the tree'd character of Coram's Fields on the N side of Guilford Street, consequently of high landscape value; of only moderate quality due to previous pruning and slightly suppressed and one-sided crown; of long-term potential.	B (2)
2	London plane	19m	860mm	8m N 6.5m E 10m S 12m W	6m W	8.5m E	Mature	Average	Moderate	On site; significant buttress roots around base of single trunk which bows to the NW from just above ground level; growing within large planting pit within footpath; buttress roots most prominent to the E and S; evidence that previously pollarded at 8m but since then has been allowed to grow out; possibly the lean and the one sided crown on the NW side due to former suppression by tree no. 1, but actually this tree has a more rounded and less suppressed crown than that specimen; long branches have excessive end weight, particularly that on the E side which grows out to the E/SE above the 20 Guilford Street and above Nos. 3-6 Guilford Place; this should be reduced to clear it from the other tree and to reduce its weight; evidence that branches to W that overhang Guilford Place have been reduced in the past; pruning wounds readily visible, most of them not fully occluded indicating this was done quite recently; together with tree no.1 and no.2, makes a significant contribution to the landscape of Guilford Place and this section of Guilford Street from both of which it is readily visible, also visible from Coram's Fields to N; of moderate quality and high landscape value; of long-term potential.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
3	London plane	20.5m	850mm	11.5m N 11m E 7.75m S 4.75m W	2.5m N	3m S	Mature	Average	Moderate	Off site; evidence at base of lifting / distortion of brick and concrete pavers consistent with root activity; prominent buttress roots particularly on S and W sides, with lifted bark to a height of 2m on S side of trunk; stout trunk leans by approx. 15°, straightens to vertical above the lower pollard points at approx. 7.5m; low branch to N at 2.5m has developed into a subsidiary leader and extends heavily over Guilford Street to N, it protrudes from the remainder of the crown and is consequently wind exposed at its tips, extent of protrusion is approx. 3.5-4m, if branch removed crown spread to N would be reduced to 7.75m; evidence of pruning wounds on lower main trunk; two non-occluded wounds just above the lowest branch at 3m; the lower wound has some seepage from a very small non-occluded hole in the centre, the upper at approx. 3m has exposed wood approx. 100mm x 100mm; specimen previously pollarded at 7.5m with four main stems from this point; re-pollarded at a later date at 13m; broad dominant crown, spreading above this point; suppressed on S side and reduced back from adjacent four/five storey building; apparent magpie nest in top of crown; tree readily visible in views from Guilford Street and Guilford Place; in conjunction with trees no.1 and no.2 forms a significant landscape feature in this location; of moderate quality but of high value and of long-term potential.	B (2)
4	Tree of Heaven	9.5m	50mm 130mm 30mm	3m N 1m E 3m S 3m W	0m	2m N	Young	Average	Poor	On site; triple trunks from base, growing adjacent to building; trunks in contact with wall of building, high potential for future structural damage; should be removed for sound arboricultural management reasons; of low quality, of low landscape value, but of medium-term potential.	U
5	Tree of Heaven	16.5m	450mm	8m	7m NE	7m	Mature	Average	Indifferent	Off site tree; growing on adjacent garden where ground is 0.5m higher than the level of the car park; high crown; crown has been lifted and reduced in past; previously crown reduced at 4.5m on NE side leaving pruning wounds of approx. 130mm diam. which are partially occluded and from which there is vigorous regrowth; at 12.5, above ground level of car park, a S branch has necrotic bark and evidence of die back in a branch above this point leaving a stub of approx. 5-6m in length; of no more than moderate quality and of long-term potential; although views of the tree are prominent in the immediate area, tree is only visible in a glimpsed view from a single point in Millman Street, looking west down Millman Mews between Millman Court and the GOSH building, and therefore whilst it is the largest tree in the area it has only limited visibility from public areas and is of no more than moderate landscape value.	B (12)
6	Sycamore	12m	est. 400mm (over ivy)	3m N 3m E 5m S 5m W	m	3m	Semi-mature	Below average	Poor	Off site tree; covered in ivy from base to approx. 11m and therefore it was not possible to ascertain crown break or inspect trunk or branch condition; sparsely foliated as it has become swamped by ivy; minimal overhang into the site; of low quality, of low landscape value, and of little potential.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
7	Tree of Heaven	12m	360mm	5.5m N 6.5m E 6.5m S 4m W	3m N	2m	Semi-mature	Average	Indifferent	On site; single trunk specimen growing in tarmac; from 1.5m above ground level the trunk leans 20 degrees to the E; union at 3m where main branch structure commences; above average deadwood in the crown av. diam. 30mm, suppressed by Tree of heaven no. 5; of moderate quality and of long-term potential; but of low landscape value.	C (1)
8	Cotoneaster	10.5m	est. 230mm	5.5m	1.75m N	2m	Mature	Average	Poor	Off site tree; single trunk growing adjacent to wall; at 1.75m trunk bifurcates into co-dominant unions with included bark; numerous crossing branches within the crown; of low quality, of low landscape value, and of little potential.	C (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837: 2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	London plane	342.4m ²	10.44m
2	London plane	334.6m ²	10.32m
3	London plane	334.6m ²	10.32m
4	Tree of Heaven	9.2m ²	1.71m
5	Tree of Heaven	94.9m ²	5.5m
6	Sycamore	72.4m ²	4.8m
7	Tree of Heaven	58.6m ²	4.32m
8	Cotoneaster	23.9m ²	2.76m