

SM	Semi mature	Established trees between ¼ but less than 1/3 rd predicted life expectancy
MA	Middle Aged	Trees within 1/3 rd and 2/3 rd predicted life expectancy
M	Mature	Trees over 2/3 rd predicted life expectancy with limited potential for future growth
OM	Over mature	Towards end of normal life expectancy and showing some signs of decline
V	Veteran	Over mature trees which have significant cultural, landscape or biological interest

- 3.5 **Number of Stems.** Identifies the number of vertical stems assessed and recorded. Up to 10 individual trunks are recorded followed by ranges 10-20 or more than 20 trunks or stems. (E) Indicates that all measurements are estimated, (M) indicates all records are measured
- 3.6 **Measurements.** Where trees are located offsite or in inaccessible locations within the site, all measurements will be estimated and a 'best available' assessment made. They will be awarded the highest possible grade they could reasonably achieve which could be reviewed following access being obtained and trees being re-surveyed. Trees shown using estimated data will be marked as para. 3.5
- 3.6.1 **Trunk diameters.** Measured using a metric diameter tape which provides an average stem diameter in millimetres. Trees are measured at 1.5 metres above ground level including those with more than one trunk (up to 5 stems are recorded). Where trees have more than 5 stems all stems are measured but only the mean average stem diameter and number of stems are recorded. (BS 5837: 2012 Section 4.6). On sloping ground all measurements are taken on the uphill side of the trunk but below bulges and flares where these would significantly distort the measurements. Measurements are rounded up to the nearest 10mm. Trees within a group are awarded a single trunk measurement of the largest tree measured within the group.
- 3.6.2 **Tree Height.** Measured with an optical measuring device to ensure consistency where a clear view can be made otherwise heights are estimated to the nearest metre.
- 3.6.3 **Branch spread.** Measured and rounded up to the nearest metre. For individual trees these are recorded in the four compass point directions from the centre of the trunk. Groups are recorded to the maximum canopy extent in each of the four compass point directions.
- 3.6.4 **Height and Direction of First Branch.** Estimated in metres from ground level and expressed in the main four compass point directions.
- 3.6.5 **Height of crown above ground level.** This is estimated in metres to the lowest point in the four cardinal compass point directions. Trees with extensive basal growth or drooping crowns may be recorded as a zero height.
- 3.7 **Physiological Condition.** An assessment of the tree's overall health (ability to resist strain) which affects its ability to tolerate changes such as, climate, local environment and colonisation by pests and diseases. The assessment is based on bud density and distribution, leaf size and colour, crown density, annual extension and wound closure compared with similar species within the locality.

G	Good	A tree with a fully functioning biological system showing evidence of
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F	Fair	strong sustained growth A tree with fully functioning biological system showing evidence of continuing growth which has the potential to improve or decline depending on environmental conditions and future management
P	Poor	A tree with a biological system of limited functionality and declining health, unlikely to recover but which may remain in a moribund state for a significant period of time
D	Dead	A tree which lacks any significant live tissue or functioning biological systems

3.8 **Structural condition.** Relates to the physical condition of a tree including its roots, trunk, branch unions and limbs. It is an overall assessment of bio mechanical strength based on visible defects or defect indicators identified at the time of the survey.

G	Good	No significant structural defects
F	Fair	Structural defects which can be improved or removed through moderate remedial tree surgery or other management practices
P	Poor	Significant structural defects which can not be alleviated through moderate tree surgery or other management practices

3.9 **Observations and comments.** Provides specific descriptive and analytical comments on the tree and its environment. These are likely to be of assistance at later stages of the design process in determining suitability of trees for retention, tree protection requirements and necessary management works. It will identify major observable defects and signs of ill health.

3.10 **Useful life expectancy.** A best assessment given the tree's environment, health and structural condition at the time of the survey. This estimate does not take into account the possible effects of future development on the trees health and longevity. The trees are assessed as being within the broad bands of <10, 10-20, 20-40 or 40+ years.

3.11 **BS Category.** Based on the above information trees are classified into one of the following categories as defined in section 4.5 and Table 1 of BS 5837:2012. Trees may be given one or more sub categories however this does not increase the value of the tree but indicates identifiable attributes.

Category and identification Colour on plan	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values
U (red)			
Trees of such a condition that they can not be realistically retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse including those which will become unviable after the removal of other category U trees (where for what ever reason, the loss of companion shelter can not be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline 		

	<ul style="list-style-type: none">• Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>Note Category U trees can have existing or potential conservation value which might be desirable to preserve</i></p>		
A (green)			
Trees of high quality with an estimated life expectancy of at least 40 years	Trees that are a particularly good example of their species, especially if rare or unusual, essential components of groups or of formal or semi formal features (e.g the dominant or principle trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural or landscape features	Trees, groups of trees or woodlands of significant conservation, historical or other value (e.g. veteran or wood pasture)
B (blue)			
Trees of moderate quality with a remaining life expectancy of at least 20 Years	Trees which may be in the A category but are down graded due to their impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such they are unlikely to be suitable for retention for beyond 40 years; trees lacking the special quality necessary to merit category A designation	Trees that are 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 material identifiable conservation or other cultural benefits
C (grey)			
Trees 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 hey do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them any greater collective landscape value ; and/or trees offering low or only temporary /transient landscape benefits	Trees with no material conservation or other cultural value

3.12 Recommendations. Are those required for reasons of health and safety which a prudent owner may wish to carry out. If necessary further investigation works may be recommended to ascertain the extent and implications of suspected major defects. Works necessary to facilitate development have not been included as part of this exercise but will form part of a comprehensive schedule of works included within the draft arboricultural implications assessment and final arboricultural method statement (if required). Specified works should be completed within the designated time frame to ensure compliance with owner/occupiers general duty of care. All works should be completed in accordance with British Standard 3998 tree works – recommendations 2010 by a suitably competent, qualified and insured arboricultural contractor.

3.13 Priority. For specified works and are the reasonable recommended time frames in which work should be reasonably completed in order to comply with the general duty of care or obtain further data to guide the design process.

U Urgent Indicates works that are and relate to imminently dangerous trees or tree parts and should be completed without delay.

1,3,6,12 Months A guide in which non urgent works should be completed. Most re-inspection works should be

completed within 1-3 months in order to guide the design process.

ABA	As budgets Allow	None urgent works, mainly for cultural future management
N/A	Not Applicable	No works specified at the time of survey

4.0 SOILS AND DRAINAGE

- 4.1 Basic soil information has been obtained using the Cranfield University web site. (Soil data © Cranfield University (NSRI) and for the Controller of HMSO 2014.) (www.landis.org.uk.) and provides a broad overview of the soils within the general locality.
- 4.2 The soils are likely to consist of freely draining, slightly acid Loam soils of low to moderate fertility.
- 4.3 At the time of the site survey the site was well drained and free areas waterlogging or ponding.
- 4.4 The south East is well known for shrinkable clays which may be present at depth and may have at least some capacity for volumetric change that could be intensified by past, existing and future vegetation. This will require further soil testing and engineering consideration during the design phase if future damage is to be avoided.

5.0 TREE CONSTRAINTS

5.1 Primary Constraints.

- 5.1.1 Below ground constraints (Root Protection Areas (RPAs)) are shown on the tree Survey and Constraints Plan 11099/45943 (appendix 2). This is the minimum area which should remain undisturbed and protected from construction activity. At this stage it is represented as a circle centred on the trunk of each tree. Groups of small trees are shown with root protection areas 1 metre outside the plotted canopy, groups of large trees are based on the largest stem diameter within the group to ensure sufficient space has been provide. As a default position, construction, services and working space should not be required within the RPAs of retained trees.
- 5.1.2 Subject to assessment by the project arboriculturalist, the shape of the RPA may be changed providing, adequate protection can be provided to the root system to meet the existing and long term biological requirements of the tree. Any new hard surfacing or structures should not generally exceed 20% of any unsurfaced ground within the RPA. Where hard surfacing or structures must be proposed within the RPA they should consist of a minimum dig method of construction. These incorporate surface mounted slabs, minimum foundations and/or porous surfaces and sub base. This must be taken into account at the outset as it will require an increase in final floor levels and damp proof courses.
- 5.1.3 The size and shape of the RPAs will be considered during the Arboricultural Implications Assessment. Consideration will be given to the likely shape and extent of the root system which may have been influenced by past or existing site conditions. Consideration will also be given to the likely tolerance of the particular tree to root disturbance, damage and general construction pressures and cumulative effects of seemingly minor construction operations within the RPAs. Tree 579 has low vitality, and will generally be intolerant of root disturbance, if retained it should not have any off set applied to its RPA.
- 5.1.4 Detailed information on soil type, structure, site topography and drainage will be of assistance when determining and justifying changes to RPAs. The draft and final Tree Protection Plan (TPP) will show the required protected area shown as a polygon, as opposed to a circle. This might include site huts as part of the protection and could have implications for the layout.
- 5.1.5 Where trees are to be retained, as part of the new layout, all efforts should be made retain existing levels and avoid the installation of services within their RPAs. This would remove the added cost of specialist installation methods and supervision during installation. Favoured locations for service entry onto site are shown on the Tree Survey and Constraints Plan.

5.2 Secondary Constraints

- 5.2.1 Future growth of retained trees must be considered at the design stage if future pressure to inappropriately prune or remove the retained trees is to be avoided. This is of particular importance where trees are young, semi mature and middle aged as these trees will have the greatest potential for further growth. Trees 1, 3, 5, 10, 15 and 19 f retained require additional space for future growth as part of the design
- 5.2.2 Trees 8, 9 and 11 are large and will have high future maintenance costs, they have large leaves, high crown density, often become colonised by insects that produce sticky secretions. These trees would be generally unsuitable for small residential gardens, play areas or communal amenity areas where people are likely to sit. If retained the design should aim to locate trees in general landscape areas or areas of public open space. Alternatively layouts should be configured so that that these trees are located in large gardens where alternative amenity space is available and finances are available to maintain the tree.
- 5.2.3 Obstruction of sun and daylight. Sunlight obstruction has been crudely estimated on the tree constraints plan. It is represented by a grey segment the height of the tree from east through north to south west, centred on the trunk of the tree. This depicts the approximate area of shade from May to September between 10.00am to 6.00pm daily. Detailed sunlight and daylight obstructions were not requested at the time of the instruction but can be provided subject to agreement of costs. Shading from trees 6 - 20 will need to be carefully considered as part of the initial layout. However this constraint is relatively minor, moderate, significant given the overall developable area.
- 5.2.4 Trees 1, 3, 10, 17 and 19 have canopies that extend beyond the required RPAs of retained trees. Ideally protective fencing should be increased to prevent damage to these limbs. If this cannot be reasonably achieved, the branches may require facilitation pruning. However such works will need to consider the effect on the amenity and longevity of the trees both immediately and in the future.
- 5.2.5 Construction requirements. No information has been provided regarding the method and phasing of demolition or construction. Construction. Ideally site offices, permanent and temporary access, material storage, contractor parking, working space and scaffolding should be provided without encroaching on the RPA of retained trees. A minimum of two metres off set should be provided for pedestrian access and scaffolding. More space will be required for mechanised access and at corners of buildings where turning radius will need to be increased. Allowing for construction access during the design phase will significantly costs for ground protection and special engineering methods at the detailed design stage.
- 5.2.6 Infrastructure requirements including vision splays, permanent stores, easements, service installation and removal signage, lighting and sightlines again should be located outside the RPA/ canopy spread of retained trees.
- 5.2.7 Careful consideration will need to be given to the position of new structural landscaping to mitigate proposed tree loss.

6.0 PLANNING CONSIDERATIONS

- 6.1 It has been confirmed by Mr Tinde of the London Borough of Camden (Tel. 020 7974 4444) that Tree 8 (Holm Oak) Forms Tree 33 of Tree Preservation Order 8H. He also confirmed that the site was located within the Fitzjohn and Netherhall Conservation Area designated in 1984. Although some works are exempt from the need for consent I recommend that this report and plan is attached to the application/notification to the Local Planning Authority. Those trees thought to be subject to statutory protection are shown in brackets under the species column within the survey schedule, Yes – Tree protection confirmed, No – No tree protection confirmed, YES – No information available at time of survey.
- 6.2 As trees are within a Conservation Area and/or are protected by a Tree Preservation Order failure to obtain written consent or give notification is a criminal offence and could result in a fine of up to £20'000 on summary conviction, unlimited fine if indicted to crown court and/or upto 6 months in prison.
- 6.3 It will only be necessary to obtain consent or give notification for tree works necessary for cultural or development purposes if it is intended to carry them out prior to the granting of fully planning consent. Following the granting of full planning consent additional applications will only be required if more work is required to protected trees than that listed within the Arboricultural Method Statement.
- 6.4 Due to the Tree Preservation Order, all work should be the subject of a formal application to the Local Planning Authority and there could be a consequent delay of up to 6 – 8 weeks before clearance.
- 6.5 Any pruning or felling of trees within a Conservation Area requires a 6 week notification to the Local Planning Authority. The Local Planning Authority may then allow this or impose some tree protection as part of the planning process, either as a 'condition of planning' or by the placement of a TPO.
- 6.6 Consents to carryout works to protected trees are valid for a period of 2-years from date of LPA approval.
- 6.7 Certain exemptions apply to these planning provisions, and any trees clearly marked for removal on an 'approved' plan do not require a separate further consent. Replacement planting may well be a requirement of any applied landscape condition.

7.0 WILDLIFE ISSUES

- 7.1 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat' (Countryside and Rights of Way Act 2001 and further strengthened by other legislation). Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservancy Organisation Natural

England 0845 6003078 www.naturalengland.org.uk . A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).

- 7.2 Birds. It is an offence under section 1 of The Wildlife and Countryside Act 1981 (as amended) to kill, injure or take any wild bird; intentionally or recklessly disturb any wild bird or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds should be avoided from late March to August.
- 7.3 All trees requiring work should be evaluated prior to work starting as part of a normal on-site risk assessment. If a bird or bat issues are suspected then the tree works will be suspended and further advice from our office should be sought.

8.0 LIMITATIONS

- 8.1 This report has been compiled as a preliminary assessment of the current health and condition of trees within and immediately adjacent to the site. It provides guidance on their suitability for retention when considering future development. This is an initial survey and no detailed tree inspection or invasive investigation to confirm suspected defects has been carried out. Where this is considered necessary, it will be highlighted in recommendations
- 8.2 It is a data collection exercise from which broad constraints advice is provided. It is not an Arboricultural Implications Assessment of the scheme or, full or detailed safety survey. The assessment considers the trees only within their existing setting and does not consider any future development requirements.
- 8.3 Due to the changing nature of trees – and possibly other site circumstances – the dimensions given within this report are limited to a two year period after which time a resurvey of trees will be required. Observations relating to health and condition of the tree are valid on the day of the survey and could possibly change between the survey and submission of a Planning Application. The project arborist must be notified by client if any significant changes are to have occurred.
- 8.4 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage. This report could be invalidated if any alterations are made to the site that could change the conditions as seen at time of inspection.
- 8.5 Under certain circumstances, roots can affect existing foundations, drains and other underground services. These issues are beyond the scope of instruction and have not been addressed by this report. Whilst comments relating to built structures and soil data appear any opinion expressed is qualified as that of a competent arboriculturalist and should be confirmed by an appropriately qualified professional.

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Signed:



Nick Organ. Tech. Cert. (Arbor.A.)
Arboricultural Consultant

DATE: 20th May 2014

9.0 REFERENCES

British Standard 5837:2012 *Trees in relation to demolition design and construction - Recommendations*
British Standard 3998:2010 '*Recommendations for Tree Work*'
Diagnosis of ill-health in trees. Strouts & Winter. DOE/HMSO. 1994.
Principles of Tree Hazard Assessment and Management. Lonsdale. DETR/HMSO. 1999.
Tree Roots in the Built Environment Robert, Jackson & Smith. HMSO 2006
The Body Language of trees. Mattheck & Breloer. DOE/HMSO. 1994.
Updated Field Guide for Visual Tree Assessment. C. Mattheck. Karlsruhe Research Centre. 2007


APPENDIX 1. TREE SURVEY SCHEDULES

Site: 79 Fitzjohns Avenue, Hampstead, London, NW3

TM/NO/11099/45943

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	TREE SURVEY									
	Client: Camlin's Landscape Architects					Site: 79 Fitzjohns Avenue, Hampstead				
	Date: May 2014					Consultant: Nick Organ				
	Tagged: No					Weather: Clear and Fine				

Tree No. (Tagged Yes /No)	Species	Age Class	No. of Stems	Stem Diameter	Height (M)	Crown Spread (M)				Ht. & Direct. 1 st Branch (M)	Crown Height (M)				Physiological Condition	Structural Condition	Observations and comments	Useful life Expectancy.(Yrs.)	BS Category	Recommendations	Priority	Root Protection Area Radius (M)	
	Common Name		(Legal Protection)			(Measured (M) / Estimated (E))	N	E	S		W	N	E	S									W
	(Botanical name)																						
1 (N)	Silver Birch (<i>Betula pendula</i>) (YES)	SM	1 (M)	220	1 2	5	5	4	5	3 NW	3	2	4	4	F	F	Part of linear group. Tree growing in front garden. Road east side. Hard surface within RPA. Ivy on trunk. Crown shape distorted due to group pressure.	20 to 40 yrs	B2	None required at time of survey	N/A	2.64 (21.8)	
2 (N)	Sycamore (<i>Acer pseudoplatanus</i>) (YES)	M	1 (M)	610	1 4	7	8	4	6	5 NE	4	4	4	4	P	G	Part of linear group. Road east side. Tree growing in front garden. Hard surface within RPA. Major decay evident. Ivy on trunk decay in main trunk. Minor deadwood in crown. Extensive decay in main stems from ground level to 3m	10 to 20 yrs	C2	Fell to ground level, treat stump/s with preparatory brushwood killer to prevent regrowth.		7.32 (168.33)	
3 (N)	Silver Birch (<i>Betula pendula</i>) (YES)	Y	1 (M)	120	8	2	3	2	2	3 E	4	3	2	3	F	G	Hard surface within RPA Part of linear group. Road east side. Tree growing in front garden.Ivy on trunk. Minor deadwood in crown.	>40 yrs	B2	None required at time of survey	N/A	1.43 (6.5)	

Site: 79 Fitzjohns Avenue, Hampstead, London, NW3

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4 (N)	Goat Willow (<i>Salix caprea</i>) (YES)	SM	1 (M)	140	5	5	5	4	2	2 N	4	3	4	4	F	P	Existing wall North and East side. Hard surface within RPA. Part of linear group. Road east side. Tree growing in front garden. building. Exposed surface roots. Trunk leans to North. Crown shape distorted due to group pressure. Minor deadwood in crown. Constriction of main stem at 0.5m	<1 0 yrs	C2	Fell to ground level, treat stump/s with preparatory brushwood killer to prevent regrowth.	12	1.67 (8.8 6)
5 (N)	Silver Birch (<i>Betula pendula</i>) (YES)	SM	1 (M)	155	8	3	3	2	4	3 SW	5	3	2	3	F	G	Existing wall East side Part of linear group. Tree growing in front garden. Hard surface within RPA. Ivy on trunk. Crown shape distorted.	20 to 40 yrs	C2	None required at time of survey	N/ A	1.86 (10. 86)
6 (N)	Common Lime (<i>Tilia europaea</i>) (YES)	M	1 (M)	540	1 9	5	9	4	7	4 S	4	4	4	4	G	G	Existing wall North side. Hard surface within RPA. Street tree. Road south side. Off site tree. Basal suckers. Epicormics on trunk.	>4 0 yrs	B2	None required at time of survey	N/ A	6.48 (131 .9)
7 (N)	Leyland Cypress (<i>X Cupressocyparis leylandii</i>) (YES)	SM	1 (M)	120	4	1	2	0	1	0	0	0	0	0	F	F	Existing wall North side. Existing wall South side. Part of linear group. Road south side. Growing in planter as part of shrub mass	10 to 20 yrs	C2	None required at time of survey	N/ A	1.43 (6.5)
8 (N)	Holm Oak (<i>Quercus ilex</i>) (YES)	MA	1 ()	780	1 4	4	5	5	7	8 S	6	4	5	8	G	G	Existing wall all round. Hard surface within RPA. Road south side. Unable to verify health and condition due to vegetation at base. Displacing retaining wall. Basal suckers. Epicormics on trunk. Crown recently lifted. Crown shape distorted. Tree growing in raised planter.	>4 0 yrs	B2	None required at time of survey	N/ A	9.35 (275 .2)

9 (N)	Copper Beech <i>(Fagus sylvatica 'Purpurea')</i> (YES)	M	1 (E)	830	1 7	6	9	6	8	6 NE	5	5	6	6	G	G	Existing wall East and South side. Hard surface within RPA. Road south side. Unable to verify health and condition due to dense Ivy on trunk. Crown recently lifted.	>4 0 yrs	A2	None required at time of survey	N/ A	9.96 (311 .6)
10 (N)	Common Holly <i>(Ilex aquifolium)</i> (YES)	Y	3 (M)	70505 0	7	2 .5	2 .5	0	2 .5	0	0	0	0	0	G	G	Part of linear group. Tree growing in side garden.	>4 0 yrs	C2	None required at time of survey	N/ A	1.19 (4.4)
11 (N)	Sycamore <i>(Acer pseudoplatanus)</i> (YES)	MA	1 (E)	490	1 5	5	4	6	5	5 NW	5	5	6	5	G	G	Unable to verify health and condition due to dense Ivy on trunk. Trunk leans to West. Crown density reduced.	>4 0 yrs	B2	None required at time of survey	N/ A	5.87 (108 .6)
12 (N)	Sycamore <i>(Acer pseudoplatanus)</i> (YES)	MA	1 (E)	450	1 3	1 0	7	6	5	5 N	2	3	6	8	F	F	Off site tree Tree growing in rear garden.Crown recently lifted.off site tree so not inspected. All measurements estimated.	>4 0 yrs	B2	None required at time of survey	N/ A	5.40 (91. 6)
13 (N)	Common Lime <i>(Tilia europaea)</i> (YES)	MA	3 (E)	30030 0300	1 6	4	4	1 1	4	8 N	6	8	1 1	6	F	F	Off site tree Tree growing in rear garden.Multi stemmed at ground level. Crown recently lifted.off site tree, not inspected and all measurements estimated.	>4 0 yrs	B2	None required at time of survey	N/ A	6.23 (122 .1)
14 (N)	Common Holly <i>(Ilex aquifolium)</i> (YES)	SM	1 (E)	250	1 0	4	4	0	4	0/	0	0	0	0	F	F	Off site tree Tree growing in rear garden.Trunk leans to North off site tree, not inspected, all measurements estimated.	20 to 40 yrs	C2	None required at time of survey	N/ A	3 (28. 2)

15 (N)	Sycamore <i>(Acer pseudoplatanus)</i> (YES)	Y	1 (M)	90	8	4	3	5	3	3 N	3	3	5	3	G	G	Boundary edge tree Tree growing in rear garden.	>4 0 yrs	C2	None required at time of survey	N/ A	1.08 (3.6)
16 (N)	Cabbage palm <i>(Cordyline australis)</i> (YES)	MA	1 (M)	150	6	1	1	5	1	5 /	5	5	5	5	G	G	Tree growing in rear garden.	10 to 20 yrs	C2	None required at time of survey	N/ A	1.8 (10. 1)
17 (N)	Jacquemont's Birch <i>(Betula utilis var.jacquemontii)</i> (YES)	SM	1 (M)	190	1 0	4	4	2	4	2 N	2	2	2	2	G	G	Tree growing in rear garden.	>4 0 yrs	A2	None required at time of survey	N/ A	2.28 (16. 3)
18 (N)	Turkish Hazel <i>(Corylus colurna)</i> (YES)	SM	1 (M)	140	8	2	2	2	2	2 S	2	2	2	2	G	G	Hard surface within RPAEpicormics on trunk.	>4 0 yrs	C2	None required at time of survey	N/ A	1.67 (8.8)
19 (N)	Common Hazel <i>(Corylus avellana)</i> (YES)	Y	4 (M)	30304 050	6	4	1	2	1	/	2	2	2	2	G	G	Hard surface within RPA Tree growing in rear garden.	>4 0 yrs	C2	None required at time of survey	N/ A	0.92 (2.6)
20 (N)	Cabbage palm <i>(Cordyline australis)</i> (YES)	Y	1 (M)	110	5	1	1	4	1	4 /	4	4	4	4	G	F	Tree growing in rear garden.	>4 0 yrs	C2	None required at time of survey	N/ A	1.32 (5.4)

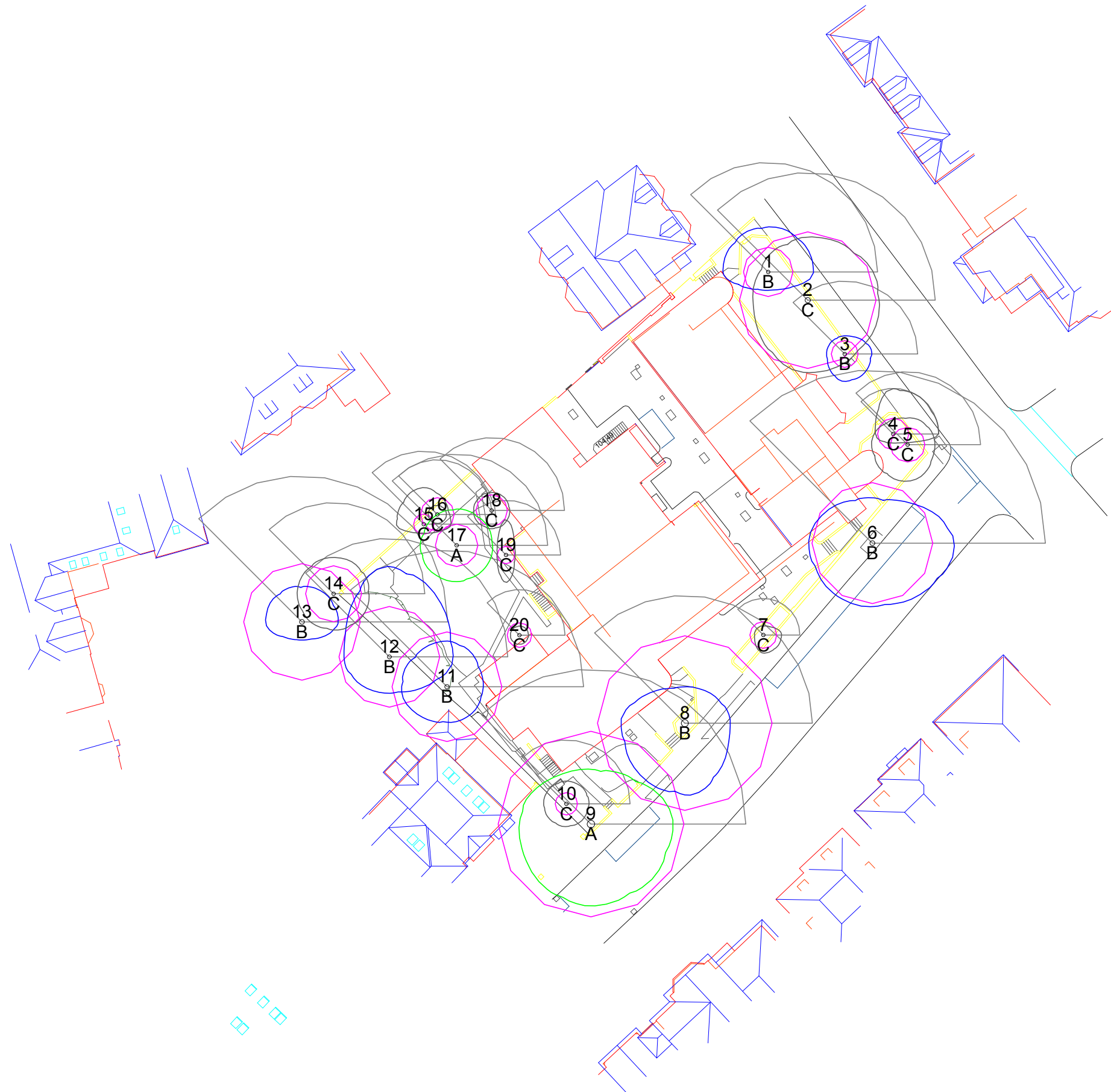
APPENDIX 2. TREE SURVEY AND CONSTRAINTS PLAN 11099/45943

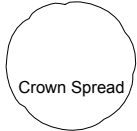








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Key  Crown Spread  Root Protection Area  Shading Arc  Category 'A'  Category 'B'  Category 'C'  Category 'U'		
0 40m		
 Unit 60, Aston Down, Stroud, Gloucestershire GL6 8GA Tel 01285 760466 Fax 01285 760983 sales@treemaintenance.co.uk www.treemaintenance.co.uk		
Tree Survey and Constraints Plan 79 Fitzjohns Avenue NW3 6PA		
SCALE : 1 : 500	DATE : 16/12/2014	
MAP FILENAME : 11099/45943 Rev.A		
<small>Based on Acad Mapping Limited Site Survey Plan M952 dated May 2014. This Plan must be read and reproduced in colour</small>		