

**BS5837:2012 Tree Report**

Prepared for:

**Faraday Property Management**

**Site address:**

1-33 Avenue Close  
Avenue Road  
St. John's Wood  
London  
NW8 6BX

**Ref: MSURV/ 1-33 Avenue Close /CV/01-2015**

Plan prepared by:

**Carlo Vannini Dip. Arb.**

**Gavin Jones Ltd**

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Woburn Hill  
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**Plan prepared: 16<sup>th</sup> February 2015**

**Survey work undertaken: 26<sup>th</sup> January 2015**

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## 1. Limitation of report & disclaimer

- 1.1 This tree survey report was undertaken by walking around 1-33 Avenue Close and individually assessing the trees in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendation. This is to identify the quality and value of existing trees on site, allowing a decision to be made as to the retention or removal in case of any development.
- 1.2 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor been responsible for the accuracy of information provided by others. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed in character.
- 1.3 This report is for the sole use of the above named client and refers to only those trees identified within; alteration or use by any other(s) in attempting to apply its contents for any other purpose renders the report invalid for that purpose.
- 1.4 Unless expressed otherwise;
  - 1) Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection;
  - 2) The inspection is limited to visual examination of accessible items. There is no guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.
- 1.5 Trees are living organisms whose health and condition can change rapidly, the health, condition and safety of trees should be checked on a regular basis, preferably at least once a year. The conclusion and recommendations in this report are only valid for a period of one year from the date of this report. This report validity may be reduced in the case of any change in condition to or in proximity to the tree.
- 1.6 Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person to whom it is addressed, without prior expressed written or verbal consent of the consultant.
- 1.7 Gavin Jones is insured by RSA Insurance for professional indemnity including legal liability for professional services to a value of £10,000,000 for any one claim.

## 2. Introduction

- 2.1 Gavin Jones was briefed to carry out a tree survey for Faraday Property Management to survey and categorise the trees at 1-33 Avenue Close. I Carlo Vannini completed this survey in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendation. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m from ground level, including all trees on site or close to the site that could pose a potential constraint to development.
- 2.2 Individual trees and groups have been assessed for their quality and benefits within the context of proposed development. Each tree or group has been recorded by allocating it one of the four BS-5837 categories. A Tree reference plan is provided to aid and assist with scheme design.
- 2.3 This report only provides data and advice recommended in BS5837:2012. It must not be substituted for a tree condition survey. A detailed tree inspection and/or decay detection tests, aerial inspection, soil analysis etc. have not been undertaken. If further detailed inspection is deemed necessary it will be stated within this report.
- 2.4 We have not contacted the Local Authority to determine the presence of any statutory protection on trees on, or adjacent to the site.
- 2.5 The controlling authority is Camden Council, who can be contacted at: Planning Development Control, Camden Town Hall, Camden Council, Judd Street, London, WC1H 8ND Tel: 0207 9744444.
- 2.6 Any questions regarding the content of this report should be directed to: Gavin Jones Limited, The Plantation, Woburn Hill, Surrey KT15 2QG, 01932 833 833, quoting the site address and project name.

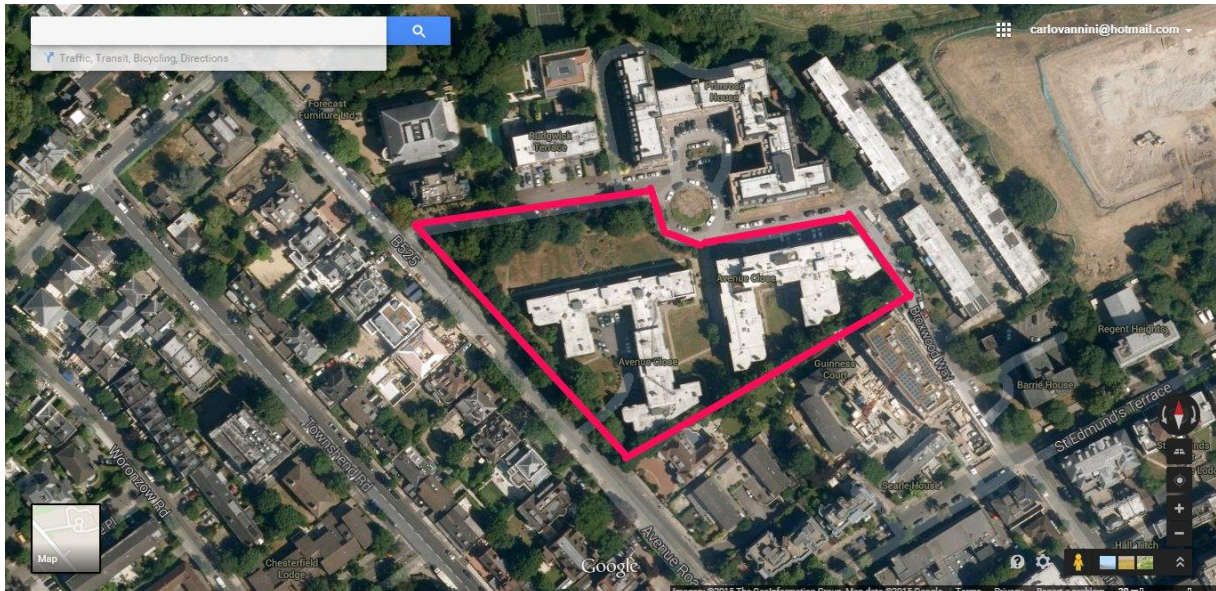
### 3. Scope and Method of Survey

- 3.1 The survey was carried out in line with BS-5837:2012 Trees in Relation to design, demolition and construction - Recommendation. All trees were assessed without reference to any site layout proposals. Categories are based on each tree's general condition and health at the time of inspection along with an approximately life expectancy if the site or surroundings were to be unaltered. An explanation of the categories can be found at **appendix 1**.
- 3.2 All assessments were carried out from ground level.
- 3.3 No discussion took place between the surveyor and any third party.
- 3.4 The inspection is limited to visual examination of accessible items. Where the tree is not fully accessible due to dense ground vegetation, ivy or any materials, a full assessment of the tree will not be possible.
- 3.5 Where trees are located outside the site boundary, only an estimated assessment of their quality and dimension can be made.
- 3.6 The only technical equipment used to carry out the survey was a clinometer, diameter tape (measured at 1.5m from ground level) and a laser measure for tree canopies spread. Trunk diameters were estimated where inaccessible to the surveyor. Multi stemmed trees are measured as stated on section 4.6 on the BS5837:2012. Trunk diameters for groups are an estimated average or a maximum. Tree Canopies, where marked asymmetrical, were measured in four directions using a laser measure. Symmetrical canopies were measured in one direction only, with the remaining directions assumed to be similar. Canopies dimensions for groups will be designated by measuring the maximum canopy radius for each compass point.

## 4. The Report

4.1 Detailed assessment of all inspected trees can be found at **appendix 2**

4.2 1-33 Avenue Close covers an area of 1.17 hectares. The large block of flats benefit from private open spaces and parking. This can be seen marked in red in the photograph below.



4.3 All inspected trees are located either side of the driveway. None of the trees are A category, only T1 is growing toward the centre of the garden while the remaining one are all situated close to the boundary line facing Avenue Road.

4.4 A total of eight individual trees and one group with stem diameter of 75mm and above 1.5m from ground level were inspected and recorded. The trees on site are predominantly broadleaves, of which the majority are mature specimens except two small Yews and a Cherry.

4.5 The subject trees have been categorised as Follows:

BS Category	Number of individual trees	Tree Groups
<b>A</b>	None	
<b>B</b>	4	
<b>C</b>	5	1
<b>U</b>	None	

4.6 Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C and U category will not usually be retained where they would impose a significant constraint to development. U category trees are often in such condition that they will be lost within 10 years, and may be removed as part of good arboricultural practice.

4.7 The quality of each tree or group of trees has been recorded by allocating it one of the four BS5837 categories. A tree Reference Plan can be found at **Appendix 3**

4.8 Constraints posed by tree roots are represented by Root protection Areas (RPAs) as shown on the Tree Reference Plan. The RPA of a tree is calculated by multiplying stem diameter at 1.5m from ground level by 12 as advised by the BS5837:2012.

4.9 Site images.



**Figure 1: View of Avenue Close driveway and adjacent trees.**



**Figure 2: View of site entrance from Avenue Road looking north.**





**Figure 3: View of site entrance from Avenue Road looking south.**



**Figure 4: Secondary leaning stem from T3, proposed to be removed.**





**Figure 5: View and position of T1**

## 5. Conclusions and Recommendations

- 5.1 Trees within a development site can be a constraint both below and above ground. Below ground constraints are posed by the roots. The BS5837:2012 recommends and indicates that an area of sufficient rooting volume is given to the trees to ensure their survival. The rooting volume is calculated by giving each tree a root protection area (RPA). Direct damage can occur through root severance, during excavation or when foundation is being laid. Furthermore they can be damaged indirectly through soil compaction that may cause roots asphyxiation. These factors can lead to a decline in vigour, die back or in the worse scenario tree death. It is imperative that RPAs of the trees included within the development proposal are taken into account. This can be simply achieved by fencing off these trees during demolition and construction.
- 5.2 Above ground constraints are presented by the tree canopy and the close proximity to the proposed project (such as shading, threat of tree failure, tree species, age, etc.) this factors must be considered during the scheme design.
- 5.3 It is advisable that any proposal should be carefully positioned and drafted in close collaboration with Gavin Jones Group to ensure that any trees to be incorporated into the design can be realistically retained and to minimise conflicts between the proposal and trees RPAs and canopies
- 5.4 Once the final layout is agreed an Arboricultural Impact Assessment (AIA) should be made to demonstrate to the Local Planning Authority (LPA) the viability of the layout.
- 5.5 Prior to any works being carried out on site, including demolition, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service rooting, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protecting fencing is to remain in place and untouched for the whole duration of the construction including demolition.
- 5.6 It is recommended that protective fencing is monitored by a representative from Gavin Jones Group or an alternative consultant acceptable to the LPA who should be responsible and liaise with both, the client and the LPA.
- 5.7 If any trees on site are protected by a tree preservation order (TPO), it would be advisable to obtain consent for any required works. Consent is not required for dead or dangerous trees however, the LPA should be given at least five days notice of the intended works. Consent in **not** required to work on TPO trees if that work is consented as part of a full planning application. The LPA may require for trees to be replaced for any felled tree. If the site falls within a Conservation Area (CA), six weeks noticed should be given.

**Declaration**

I hereby confirm that this tree survey and report was undertaken and completed by,

**Carlo Vannini Dip. Arb,**

**Who is employed by Gavin Jones Group.**

Signed: 

Date: 11/02/2015

## Appendix 1: SUMMARY OF CATEGORIES BS5837:2012

BS5837:2012 Table 1 - Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b> (see Note)			
<b>Category U</b> 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 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  <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or 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)
<b>Category B</b> <b>Trees of moderate quality</b> with an 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 significant though remediable defects, including unsympathetic past management and 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	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 material conservation or other cultural value
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining 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 no material conservation or other cultural value

## Appendix 2: Tree Survey Schedule

Faraday Property Management  
 1-33 Avenue Close  
 Avenue Road  
 London  
 NW8 6BX



**Gavin Jones**  
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### BS5837:2012 Assessment

<b>Tree ID :</b> 1	<b>Tag :</b> 522	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Tree of Heaven <i>Ailanthus altissima</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b>
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 4m north	

-----Stems-----		-----Health-----				-----RP-----		-----Clearance (m)-----				-----Spread (m)-----									
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
14.5	1	700	Mature	Fair	Good	Good	Good	B	>40 yrs	221.7	8.4	Pre Construction		6	6	6	8	6	6	6	2

**Survey Comment :** Old pruning wounds on stem and scaffolds limbs, suppressed canopy on west due to adjacent lime. Invasive species, moderate quality and value.

**Tree Comment :**

<b>Tree ID :</b> 2	<b>Tag :</b> 521	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Common Lime <i>Tilia europaea</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b> Yes
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 8m west	

-----Stems-----		-----Health-----				-----RP-----		-----Clearance (m)-----				-----Spread (m)-----									
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
15.4	1	870	Mature	Good	Fair		Good	B	20 to 40 yrs	342.5	10.44	Pre Construction	6 Months	7	7	7	7	5	5	5	5

**Survey Comment :** Tree growing adjacent to road, old pruning wounds throughout canopy. Good value in terms of visual landscape.

**Tree Comment :**

<b>Work Category</b>	<b>Action</b>	<b>Completed</b>
Remove	Epicormic growths	No



## BS5837:2012 Assessment

<b>Tree ID :</b> 3	<b>Tag :</b> 520	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Wild Cherry <i>Prunus avium</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b> Yes
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 4m north	

Stems		Health				RP		Clearance (m)				Spread (m)									
H (m)	No	Eq Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
11.4	2	322	Mature	Good	Fair	Good	Good	C	10 to 20 yrs	47.1	3.87	Pre Construction	N/A	3	3	5	4	2.5	6	3	2

**Survey Comment :** Remove secondary stem growing toward sign post, stem leaning and unbalanced.

**Tree Comment :**

Work Category	Action	Completed
See Comment	See Comment	No

<b>Tree ID :</b> 4	<b>Tag :</b> 519	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Sycamore <i>Acer pseudoplatanus</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b> Yes
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 4m north west	

Stems		Health				RP		Clearance (m)				Spread (m)									
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
13.4	1	640	Mature	Good	Good	Good	Good	B.2	20 to 40 yrs	185.3	7.68	Pre Construction		4.5	4.5	4.5	4.5	6	6	5.5	5

**Survey Comment :** Tree growing on south side, close to driveway. Previously reduced.

**Tree Comment :**

Work Category	Action	Completed
No action	No action	No

## BS5837:2012 Assessment

<b>Tree ID :</b> 5	<b>Tag :</b> 518	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Common Yew <i>Taxus baccata</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b> Yes
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 1m north	

Stems		Health				RP		Clearance (m)				Spread (m)									
H (m)	No	Eq Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
6.5	2	227	Young	Good	Good	Good	Good	C	>40 yrs	23.3	2.72	Pre Construction		1	2	1	1	3	2	3	3

**Survey Comment :** Small yew growing adjacent to road.

**Tree Comment :**

Work Category	Action	Completed
See Comment	See Comment	No

<b>Tree ID :</b> 6	<b>Tag :</b> 517	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Common Yew <i>Taxus baccata</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b> Yes
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 2.5m east	

Stems		Health				RP		Clearance (m)				Spread (m)									
H (m)	No	Eq Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
8.6	2	382	Young	Good	Good	Good	Good	C.2	>40 yrs	66.1	4.58	Pre Construction		3	1.5	3	3	2.5	2.5	2.5	2.5

**Survey Comment :** Small yew growing adjacent to road.

**Tree Comment :**

Work Category	Action	Completed
No action	No action	No

## BS5837:2012 Assessment

<b>Tree ID :</b> 7	<b>Tag :</b> 514	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> Tree of Heaven <i>Ailanthus altissima</i>	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b> Yes
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b> 5.4 south	

----- Stems -----		----- Health -----						----- RP -----		----- Clearance (m) -----				----- Spread (m) -----							
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
13.8	1	450	Mature	Fair	Fair	Good	Good	C	20 to 40 yrs	91.6	5.39	Pre Construction	3 Months	6	6	6	6	3.5	6	6	5.5

**Survey Comment :** Canopy is unbalanced toward building due to heavy pruning, remove major dead wood.

**Tree Comment :**

Work Category	Action	Completed
Remove	Major dead wood	No

<b>Tree ID :</b> 8	<b>Tag :</b>	<b>Assessor :</b> Carlo Vannini	<b>Bats :</b> No
<b>Species :</b> A Group --	<b>TPO :</b>	<b>Inspected :</b> 26 January 2015	<b>Cons Area :</b>
		<b>Next Insp :</b> 26 January 2016	
		<b>1st Branch:</b>	

**Estimated Measurements**

----- Stems -----		----- Health -----						----- RP -----		----- Clearance (m) -----				----- Spread (m) -----							
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
7	0		Young	Good	Good	Good	Good	C	10 to 20 yrs			Pre Construction						2	2	2	2

**Survey Comment :** Group of shrubs and small self set trees of low value but good screening quality. Remove major dead wood.

**Tree Comment :**

Work Category	Action	Completed
See Comment	See Comment	No

## BS5837:2012 Assessment

**Tree ID :** 9

**Tag :**

**Assessor :** Carlo Vannini

**Bats :** No

**Species :** Robinia

**TPO :**

**Inspected :** 02 February 2015

**Cons Area :**

*Robinia pseudoacacia*

**Next Insp :** 02 February 2016

**1st Branch:** 6m north

Stems			Health					RP		Clearance (m)				Spread (m)							
H (m)	No	Eq Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m <sup>2</sup> )	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
15.4	2	538	Mature	Fair	Fair	Good	Fair	B.2	10 to 20 yrs	131	6.45	Pre Construction		6	6	6	6	5.5	5	5	5

**Survey Comment :** Bark wound on main stem with no decay. Good value in terms of visual landscape.

**Tree Comment :**

Work Category	Action	Completed
No action	No action	No

## BS5837:2012 Assessment

### Report selection criteria.

#### Projects.

BS5837 Tree Report

#### Date Range.

Any Date

#### Work types.

----> No action :: No action  
----> -No Selection made-  
----> Remove :: Epicormic growths  
----> Remove :: Major dead wood  
----> See Comment :: See Comment

#### Latest Survey.

All surveys for the selected trees.  
--> Last survey for each selected tree.

#### Work Completed.

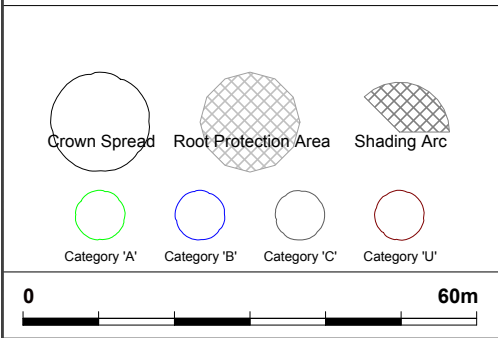
---> Work Completed  
---> Work Not Completed

**Number of trees in selected Project(s) 9**

**Number of trees in Report selection 9**

## Appendix 3: Tree Reference Plan







 The Plantation, Woburn Hill,  
 Addlestone, Surrey, KT15 2QG  
 Tel: 01932 833833  
 email: info@gavinjones.co.uk

**1-33 Avenue Close  
BS5837**

**Tree Reference Plan**  
 Author: Carlo Vannini Dip Arb

SCALE : 1 : 1000 @ A4	DATE : 20/02/2015	
MAP FILE REFERENCE : MSURV/PEAR/CV/Avenue Close BS5837 Tree Survey 2015		

Map data shown may contain Ordnance Survey © products supplied by  
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