Arboricultural Report

Assessment of trees in relation to development for planning purposes

1 Glenilla Road
London
NW3 4AJ

March 2015

230408-PD-21

TIM MOYA ASSOCIATES

Project	1 Glenilla Road, London, NW3 4AJ
Report Type	Arboricultural Report for Planning
Checked by	
Date Checked	

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1 SUMMARY REPORT

1.1 This arboricultural report has been commissioned by Christian Clemares of Xul Architecture on behalf of David Bengis, to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed development at 1 Glenilla Road, London, NW3 4AJ.

1.2 The proposal is for a full width, single storey rear extension and full width basement beneath the existing footprint. The scheme also includes a new boundary wall and numerous internal alterations.

1.3 This report includes:

- an assessment of the trees, their quality and value and constraints to development posed by these;
- the site context;
- observations on the trees;
- planning policies relevant to the consideration of the trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

1.4 My conclusions are that the proposed extension and basement formation will have no adverse effect on trees within or adjoining the site. Works are outside the precautionary root protection area and light pruning is only required to one tree with a small amount of overhang into the site. The trees relative to the site will be unaffected by the development and therefore the development proposal in respect of trees is acceptable.

2 INTRODUCTION

Instructions

2.1 My name is Kevin Slezacek. I am an arboricultural consultant dealing with trees in relation to all forms of human activity. I am a Professional Member of the Arboricultural Association, an Associate Member of the Institute of Chartered Foresters and I have the RFS Professional Diploma in Arboriculture.

2.2 This report has been commissioned by Christian Clemares of Xul Architecture on behalf of David Bengis, to support his full planning application for basement, single storey extension and internal alterations.

Scope and limitations

2.3 The contents of this report are copyright of Tim Moya Associates and may not be distributed or copied without the author's permission. Tim Moya Associates standard Limitations of Service apply to this report and all associated work relating to this site.

Background and documents provided

2.4 My report has been prepared with reference to the following supplied information:

- Architects layout, sections and elevations

Methodology and guidance

2.5 I have referred to British Standard 5837: Trees in relation to design, demolition and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites.

2.6 BS 5837 (2012) is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied to achieve a harmonious relationship between trees and structures that can be sustained for the long term.

2.7 The Building Research Establishment (BRE) has also produced several documents between 1998 and 2011 in relation to trees and site layout planning, sunlight, daylight, shading and urban cooling. These documents consider trees and their relationship with buildings and garden usage, including the benefits they bring in terms of welcome shade or urban cooling, advising a balanced approach to these issues in design.

Supporting Information

2.8 All TMA documents relevant to this report are listed at section 9, and included within the Appendices.

3 OBSERVATIONS AND CONTEXT

Site visit

3.1 The site was originally visited the site on 18th April 2013, to identify key trees and to inform the client team of the main tree constraints likely on the site.

3.2 Consent was granted for a similar scheme based upon our information, therefore given the nature of the application I do not believe an updated survey is required.

Present use of the site

3.3 The existing building is three storey semi-detached residential building within the residential area of Belsize Park, London.

Description of the local area

3.4 Glenilla Road is a residential road within the Belsize Park area of London and is typical of an urban residential location in this part of London.

3.5 To the north east of Glenilla Road is the busy A502 on which are located a number of shops, restaurants and public houses together with Belsize Park underground station.

Trees in the local area

3.6 Tree coverage in the area is provided by local authority street trees and trees within private gardens which collectively soften the building lines and provide natural greening to an intensely developed area.

3.7 The street trees are maintained by regular cyclical reduction which together with the mature trees in private front gardens gives the road a verdant tree lined character.

Statutory Protection of trees

3.8 According to Camden Borough Council's on line mapping facility the site is located within a conservation area and therefore subject to statutory protection.

3.9 I am not aware of any tree preservation orders existing on this site but prior to undertaking any tree works confirmation of this should be sort from the local authority.

Views of trees

Photo 1 Lime tree T4 from the rear garden of the referenced property.

Photo 2 Showing the street view of the road in which the property is located

Soil conditions

3.10 Soil conditions will have a significant effect upon tree growth and will influence:

- The species that will grow successfully.
- Rooting depths for different species.
- The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance

3.11 The British Geological Survey information for the site indicates that the soils are London Clay Formation – clay, silt and sand. Soils of this type will be suitable for the growth of a large number of tree species but is also shrinkable therefore foundations for buildings close to trees need to take account of subsidence and heave risk.

Policy context

3.12 Planning policy at national level is set out in the government's National Planning Policy Framework (NPPF) which came into immediate effect on 27 March 2012. The NPPF replaces the previous national planning policy documents including Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The NPPF is a material consideration in determining planning applications.

3.13 The NPPF sets out overarching planning policy and at its core is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as having economic, social and environmental strands that are interdependent and in these areas planning should meet the needs of the present without compromising the ability of future generations to meet their own needs.

3.14 The NPPF states that planning should be "not only about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives." And should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;" Also that planning should contribute to conserving and enhancing the natural environment and reducing pollution."

3.15 The NPPF identifies thirteen aspects contributing to the delivery of sustainable development, including:

- establishing a strong sense of place;
- responding to local character and history; and

- providing developments that are visually attractive as a result of good architecture and appropriate landscaping

3.16 Paragraph 61 of the NPPF states “planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

3.17 The NPPF states that “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland. Unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

Regional Policy

3.18 Regional planning policy consists of the London Plan 2011 and associated policy documents including the recently published Climate Change Adaptation Strategy (Managing Risks and Increasing Resilience – October 2011).

3.19 Policy 7.21 of the London Plan 2011 calls for trees and woodlands to be maintained and enhanced. The policy requires that existing trees should be retained and that any loss as a result of development should be replaced in sustainable locations. The policy suggests that, where appropriate, large canopied species should be planted (rather than smaller ornamental species).

3.20 The Mayor’s climate change adaptation strategy recommends measures to be taken to reduce a building’s contribution to the urban heat island effect in London. These include:

- Incorporating green roofs, green walls and climbing plants.
- Planting and managing deciduous trees to provide dense summer shade.

3.21 The London plan references the London Tree and Woodland Framework (LTWF) in Policy 7.21, which states: “The Mayor has published the Tree and Woodland Framework that promotes the guiding principle of ‘right place, right tree’, taking account of the context within which a tree is to be planted and addressing the issue of planting species appropriate to expected future climates.”

3.22 The LTWF provides guidance on locations which are most suitable for the growth of trees. In particular it points out that trees are most needed where they can provide people with access to nature and that tree locations should be in positions where they can develop to maturity in harmony with the surroundings. In addition the

strategy suggests that soil conditions should be suitable in terms of the resources that trees will require.

Core Strategy and Development Policies

3.23 Camden's Core Strategy and Development Policies were adopted November 2010 and define the boroughs vision and objectives for the future. Relevant policies to the consideration of trees, their setting and development include:

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity *(continued)*

c) secure from developments that create an additional demand for open space, where opportunities arise, improvements to open spaces, including to:

- the facilities provided, such as play and sports facilities;
- access arrangements; and
- the connections between spaces.

The Council will protect and improve sites of nature conservation and biodiversity, in particular habitats and biodiversity identified in the Camden and London Biodiversity Plans in the borough by:

d) designating existing nature conservation sites;

e) protecting other green areas with nature conservation value, including gardens, where possible;

f) seeking to improve opportunities to experience nature, in particular in South and West Hampstead, Kentish Town and central London, where such opportunities are lacking;

g) expecting the provision of new or enhanced habitat, where possible, including through biodiverse green or brown roofs and green walls;

h) identifying habitat corridors and securing biodiversity improvements along gaps in habitat corridors;

i) working with The Royal Parks, the London Wildlife Trust, friends of parks groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden;

j) protecting trees and promoting the provision of new trees and vegetation, including additional street trees.

The Council will preserve and enhance the historic, open space and nature conservation importance of Hampstead Heath and its surrounding area by:

k) working with the City of London, English Heritage and Natural England to manage and improve the Heath and its surrounding areas;

l) protecting the Metropolitan Open Land, public and private open space and the nature conservation designations of sites;

m) seeking to extend the public open space when possible and appropriate;

n) taking into account the impact on the Heath when considering relevant planning applications;

o) protecting views from Hampstead Heath and views across the Heath and its surrounding area;

p) improving the biodiversity of, and habitats in, Hampstead Heath and its surrounding area, where opportunities arise.

The Council will preserve and enhance the Regent's Canal by:

q) balancing the differing demands on the Canal, its towpath and adjoining land;

r) implementing opportunities to make the Canal a safer place;

s) applying the guidance in the Regent's Canal Conservation Area Management Strategy;

t) implementing opportunities to provide additional nature conservation areas and improve the role of the Canal and its adjoining land as a habitat corridor (green chain);

u) working with British Waterways, Natural England, other land owners/developers, users and the local community to improve the Canal and towpath.

DP19 – Managing the impact of parking

The Council will seek to ensure that the creation of additional car parking spaces will not have negative impacts on parking, highways or the environment, and will encourage the removal of surplus car parking spaces. We will resist development that would:

a) harm highway safety or hinder pedestrian movement;

b) provide inadequate sightlines for vehicles leaving the site;

c) add to on-street parking demand where on-street parking spaces cannot meet existing demand, or otherwise harm existing on-street parking conditions;

d) require detrimental amendment to existing or proposed Controlled Parking Zones;

e) create a shortfall of parking provision in terms of the Council's Parking Standards for bicycles, people with disabilities, service vehicles, coaches and taxis;

f) create a shortfall of public car parking, operational business parking or residents' parking;

g) create, or add to, an area of car parking that has a harmful visual impact.

The Council will require off-street parking to:

h) preserve a building's setting and the character of the surrounding area;

i) preserve any means of enclosure, trees or other features of a forecourt or garden that make a significant contribution to the visual appearance of the area; and

j) provide adequate soft landscaping, permeable surfaces, boundary treatment and other treatments to offset adverse visual impacts and increases in surface run-off.

The Council will only permit public off-street parking where it is supported by a transport assessment and is shown to meet a need that cannot be met by public transport. The Council will expect new public off-street parking to be subject to a legal agreement to control the layout of the parking spaces, the nature of the users and the pricing structure. We will also seek a legal agreement to secure removal of parking spaces in response to any improvement to public transport capacity in the area.

Where parking is created or reallocated, Camden will encourage the allocation of spaces for low emission vehicles, car clubs, pool cars, cycle hire and parking, and electric vehicle charging equipment.

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

c) the quality of materials to be used;

d) the provision of visually interesting frontages at street level;

e) the appropriate location for building services equipment;

f) existing natural features, such as topography and trees;

g) the provision of appropriate hard and soft landscaping including boundary treatments;

h) the provision of appropriate amenity space; and

i) accessibility.

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

DP27 – Basements and lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes.

a) maintain the structural stability of the building and neighbouring properties;

b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;

c) avoid cumulative impacts upon structural stability or the water environment in the local area;

and we will consider whether schemes:

d) harm the amenity of neighbours;

e) lead to the loss of open space or trees of townscape or amenity value;

f) provide satisfactory landscaping, including adequate soil depth;

g) harm the appearance or setting of the property or the established character of the surrounding area; and

h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

i) the architectural character of the building is protected;

j) the character and appearance of the surrounding area is harmed; and

k) the development results in the loss of more than 50% of the front garden or amenity area.

4 TECHNICAL INFORMATION

Tree Data

4.1 The location of trees and groups of trees are shown on the tree survey drawing 230408-P-20 at Appendix A, this plan illustrates the location of trees and the extent of the spread of their crowns. Dimensions, comments and information for each tree are given in the tree schedule 230408-PD-20 at Appendix B.

Life stage analysis

4.2 Unlike age in numerical terms (years), this description is used to describe the physical form of a tree in relation to its typical life expectancy and varies between species; for example an oak may have a young form after 20 years while a cherry tree will be middle-aged after 20 years and will have developed the appearance of a mature tree with a spreading rounded crown whilst the oak remains tall and slender with strong apical dominance.

4.3 All the trees and shrubs that were surveyed as part of the application all were assessed as being of mature age class.

BS5837 category breakdown

4.4 The Lime trees T4 and T5 were both assessed as being B category trees and therefore of moderate quality in accordance with BS5837: 2012. All other survey entries were categorized as C category trees and are therefore of low quality in accordance with BS5837: 2012.

5 ANALYSIS OF THE PROPOSAL IN RESPECT OF TREES

Proposed development

5.1 The layout for the proposed extension and development of the basement is shown on plan 230408-P-21 at Appendix A.

5.2 The proposed extension will be constructed predominantly within a lower, retained area of the garden and therefore no roots will be in the footprint. However it will be necessary to remove and lower the area of garden adjacent to the neighbouring tree (T1). This is a small flower bed which represents a negligible proportion of the trees' rooting area and the loss of this will have no detrimental impact upon the trees health or stability.

5.3 Some minor trimming of overhanging side growth of T1 may be necessary to facilitate construction however this will be very minor and will not affect the health or amenity of the tree.

5.4 The other trees surveyed are unaffected by the development as the construction activity is outside of their root protection area and no pruning work is required to facilitate the works.

5.5 It will be necessary to remove the small boundary hedge at the front of the property to facilitate construction however this is of relatively low visual importance.

6 DISCUSSION.

6.1 The extension will be located on the lower paved area approximately 500mm below the ground level where T1 is located. The removal of the wall and soil is unlikely to damage any significant roots and as this is at the very edge of the precautionary RPA where I believe there will be no significant roots due to the presence of the wall and the landscaping in the area where cultivation will have removed any surface roots.

6.2 The basement formation under the existing house will not have an impact on any trees and protective fencing can be erected as shown on drawing 230408-P-21.

How do the changes relate to planning policy?

6.3 I have ensured that the proposal has been assessed carefully in terms of design in relation to retained trees. I have advised on the need for appropriate protective fencing to be erected. The Lime tree T4 can be safely retained subject to tree protection methods being implemented. Provided there are robust conditions to control works on the site, the proposal does not conflict with the Camden Borough Council's policies and the London Plan 2011.

7 CONCLUSIONS

Sustainable development

7.1 The design of the proposal has considered the potential constraints of all trees and shrubs relevant to this development to ensure that the impact from the construction works are kept to a minimum.

7.2 The proposal does not involve works that will significantly affect trees and all retained trees can be adequately protected.

7.3 As there will be no tree loss or significant impact on important trees as a result of the development, the proposal complies with the requirements of National, regional and local policies and guidance in relation to the trees and their important setting.

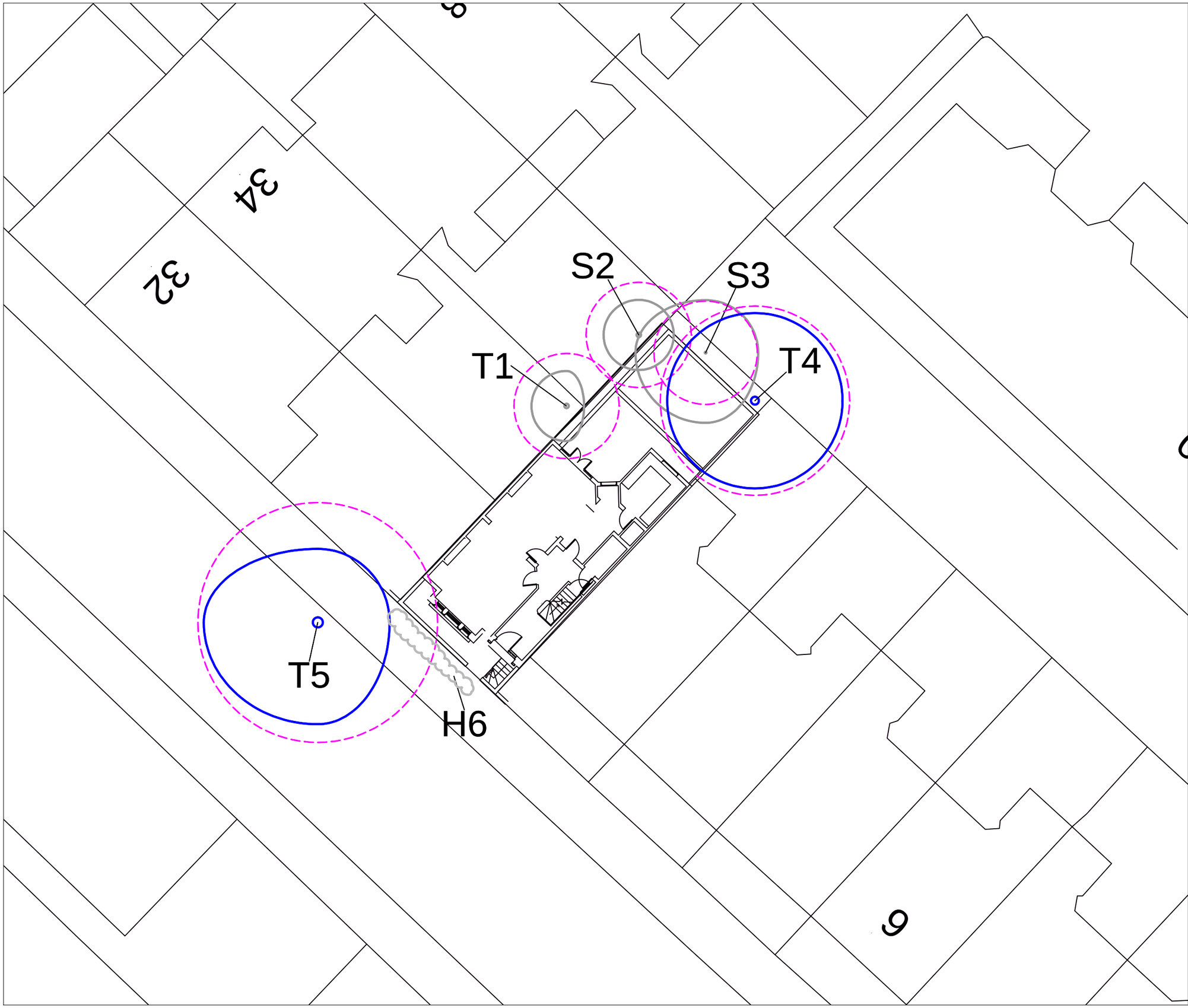
8 TMA SUPPORTING INFORMATION

Document	Reference
Tree Schedule	230408-PD-20
Tree Survey	230408-P-20
Proposed layout and tree protection	230408-P-21

APPENDIX A

Tree Survey 230408-P-20

Proposed Layout and Tree protection 230408-P-21



INVESTORS IN PEOPLE

The original of this drawing was produced in colour -a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)

Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20years is suggested)

Category C
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10years is suggested), or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work

-	-	-
REVISIONS		
Base Drawing		
-	-	ExistingGroundFloorPlan-Rev1

0 5m 10m

Title
Tree Survey

Client
David Bengis

Project
1 Glenilla Road, London, NW3 4AJ

Date		Drawn by
March 2015		DA
Drawing No	Rev	Scale
230408-P-20	-	1:200 @A3

DO NOT SCALE Use only figured dimensions

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ARBORICULTURAL METHOD STATEMENT

BRITISH STANDARD 5837(2012)

This method statement is in accordance with British Standard 5837: Trees in relation to design, demolition and construction - Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

TREE SURGERY WORKS

Only tree works specified within this document may be carried out. Any uncertainty regarding trees to be pruned will be immediately confirmed with the arboricultural consultant and local authority tree officer.

All tree works will be carried out in accordance with the recommendations given in the current BS 3998 (2010).

All tree works should be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.

PROTECTIVE FENCING

No materials or equipment other than those required to erect protective fencing, will be delivered to the site before the fencing is installed. The position of protective fencing for demolition is shown on this drawing.

Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Signs will be fixed to every third panel stating ' **Tree Protection Area Keep Out - Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant** '.

The main contractor will inform the local authority officer and the arboricultural consultant that tree protection is in place before demolition or site clearance works commence.

No alteration, removal or repositioning of the tree protection for demolition will take place during the demolition phase without the prior consent of the arboricultural consultant.

SERVICES AND DRAINAGE

Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees* . Volume 4, issue 2, London NJUG 2007.

No works will occur within the tree protection zone without prior agreement from the arboricultural consultant. No machinery will be permitted within the TPZ at any time.

GENERAL PROTECTION METHODS

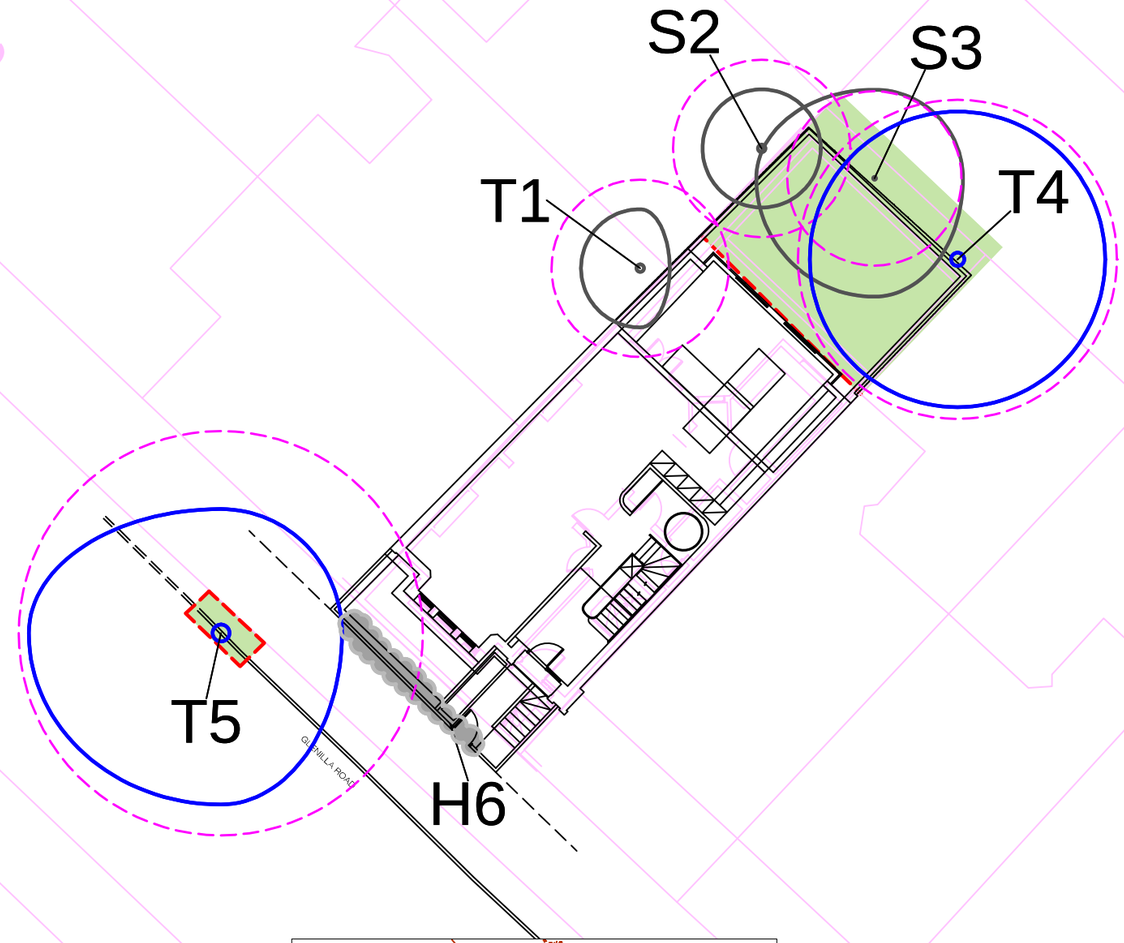
No fires will be permitted within 20m of the crown of any tree.

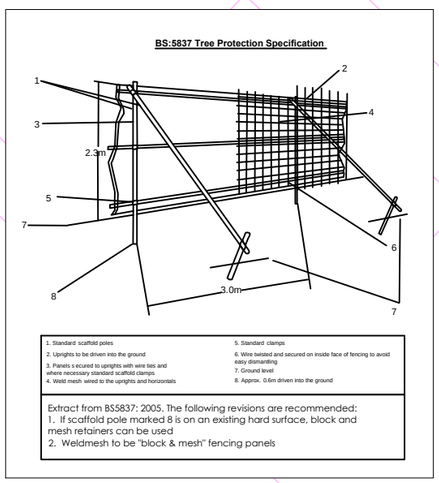
No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority.

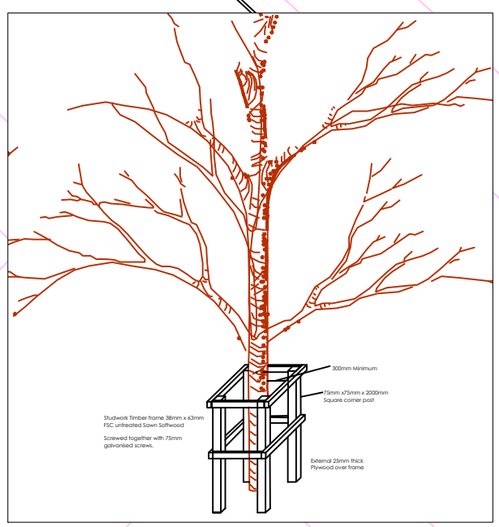
No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.

Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.

The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.







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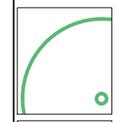
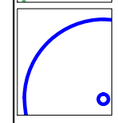
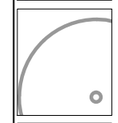
BS 5837:2012 TREE RETENTION CATEGORIES



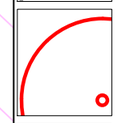
Category A
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)



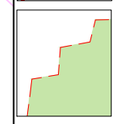
Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20years is suggested)



Category C
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10years is suggested), or young trees with a stem diameter below 150mm.



Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.



Position of protective fencing and tree protection zones.

Trees marked for removal shown shaded grey.

	-	-

REVISIONS

Base Drawing

435_PA-01

0 5m 10m

Title
Proposed Layout, tree works and tree protection plan

Client
David Bengis

Project
1 Glenilla Road, London, NW3 4AJ

Date		Drawn by
March 2015		DA
Drawing No	Rev	Scale
230408-P-21	-	1:200 @A3

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APPENDIX B

Tree Schedule 230408-PD-20

1 Glenilla Road, London. NW3 4AJ

Tree/Group Number	No. of Trees	Species	DIMENSIONS: Height (m)	Stem diameter (cm)	No. of Stems	Spread N (m)	Spread E (m)	Spread S (m)	Spread W (m)	Crown Cleanrance (m)	Life stage	Condition Notes	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	***Thuja plicata*** Western red cedar	10.0	25	1	2.0	1.0	2.0	2.0	3.0	Mature	Structural condition Fair. Physiological condition Fair. No significant faults observed. Root environment - Restricted. 3rd party tree DBH is estimated. Growing at higher level 0.5m.	28.3	3.0	20-40	C1
Shrub S2	1	***Trachycarpus fortunei*** Chusan palm	3.0	25	1	2.0	2.0	2.0	2.0	3.0	Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. 3rd party tree. DBH is estimated. Growing at higher level.	28.3	3.0	10-20	C1
Shrub S3	1	***Laurus nobilis*** Bay	9.0	10 AVE	5	3.0	3.0	4.0	4.0	3.0	Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Multi-stemmed. 3rd party tree. DBH is estimated.	27.3	2.9	10-20	C1
Tree T4	1	***Tilia x vulgaris*** Common lime	14.0	45	1	5.0	5.0	5.0	5.0	4.0	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Deadwood - Minor. Competition - Adjacent trees. Fork - Suspected structurally sound. 3rd party tree. Previously reduced.	91.6	5.4	20-40	B2
Tree T5	1	***Tilia x vulgaris*** Common lime	15.0	57	1	4.2	4.1	5.8	6.5	17.0	Mature	Structural condition Fair. Physiological condition Fair. Epicormic growth - Base / bole / principal stems. Arboricultural work - Recent. Fork - Suspected structurally sound. Root environment - Restricted. Local authority street tree. Regularly reduced.	147.0	6.8	20-40	B1
Hedge H6	10	***Ligustrum vulgare***	2.0	10 AVE	20	1.0	1.0	1.0	1.0	0.3	Mature	Structural condition Fair. Physiological condition Fair. Root environment - Restricted. Hedgerow - Maintained.	90.5	5.4	10-20	C1

Stem green estimated value

Stem AVE average stem diameter for multi-stemmed trees

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
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 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 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*			RED
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree 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 arboricutural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B **Trees of moderate quality** 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	BLUE
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 150 mm	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	GREY

- Feasibility Tree Surveys
- British Standard 5837 Tree Surveys
- Tree Constraints Reports & Drawings
- Appeal Statements & Proofs
- Expert Witness
- Evidence at Hearings & Public Inquiries
- Method Statements to Satisfy Planning Conditions
- Design Solutions
- Landscape Plans
- Tender Documents & Drawings
- Supervision & Inspection of Works
- Contract & Project Management
- Health & Safety Surveys
- GPS Surveys
- Computerised Tree Population Surveys
- CAD Plans & Consultancy
- Subsidence Risk Assessments
- Mortgage & Insurance Reports
- TPO Review
- Local Government Officer Contracts
- Arboricultural & Ecological Reports for Planning
- Habitat Surveys (Extended Phase 1/ Walkover/ Botanical)
- Protected Species Surveys
- Ecological Mitigation & Licencing
- BREEAM & CFSH
- Ecological Management Plans
- Hedgerow Surveys
- Landscape Analysis

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