Tree survey report

Trees

at and adjacent to

54 Regents Park Road
London
NW1 7SX

for

S&Y Architects

Skerratt
158 Malden Road
London
NW5 4BT

Tel: + 44 (0)1274 566539
Fax: + 44 (0)20 7767 4004
Email: raphaelskerratt@hotmail.co.uk

job no.: 367

document rev. no.:

date: 04.06.15

1. Introduction

1.1 This report contains a detailed appraisal of 17 trees growing in and adjacent to the property boundary of 54 Regents Park Road, London NW1 7SX

1.2 The report considers the health and safety of the trees under their current growing conditions and the constraints that should be observed in planning and undertaking proposed new development, all measured against the advice and guidance set out in *BS5837 2012: Trees in relation to design, demolition and construction – Recommendations.*

1.3 The site inspection on which this report is based took place on the afternoon of Wednesday 03 June 2015 in dry, sunny conditions.

1.4 The report was commissioned by S α Y Architects on behalf of the client in an email dated 21 May 2015.

1.5 I have been provided with the following drawings and documents in digital format (pdf and dwg):

- Mätcad Drawing No. C553.1 – Existing site plan (Dwg)
- SαY Architects Drawings Nos. P(01)01 – Location plan
- SαY Architects Drawings Nos. P(01)02 and 03 – Existing and proposed site plans
- SαY Architects Drawings Nos. P(02)01 to 10 – Existing floor plans, elevations and sections
- SαY Architects Drawings Nos. P(03)01 and 02 – Photographs

1.6 The **Tree survey** and **constraints plans** in **Appendix a** are based on Mätcad Drawing No. C553.1 – Existing site plan, and additional on-site measurements.

2. Background information

2.1 Layout, boundaries and topography

2.1.1 54 Regents Park road is a substantial semi-detached Victorian villa on 5 floors (lower and upper ground, first, second and third).

2.1.2 The dwelling stands in a substantial rectangular plot, the longer axis of which runs roughly north east to south west

2.1.3 The trees referred to in this report stand in the rear garden at lower ground floor level.

2.1.4 Brick walls run along the rear (3000mm high) and side (1500mm high with a timber trellis above) boundaries of the rear garden, which is level throughout.

2.1.5 The **Tree survey plan** in **Appendix a** shows the existing site layout and the locations of the trees referred to in this report.

2.2 Geology and soils

2.2.1 According open-source British Geological Survey (BGS) data, the plot is situated upon deep Palaeogene London Clay bedrock.

2.2.2 No soil sampling was carried out on site.

2.3 Planning constraints

2.3.1 The dwelling is within the London Borough of Camden Primrose Hill Conservation Area.

2.3.2 At time of writing it is not known whether any of the trees referred to in this report are covered by a Tree Preservation Order (TPO).

2.4 The trees

2.4.1 The trees referred to in this report are described in detail in the **Tree survey schedule** in **Appendix a** and their locations are shown on the accompanying **Tree survey plan.**

2.4.2 The tree resource is symmetrically arranged, with two parallel lines of pollarded (periodically cut back to a branchless stem) Limes (T005, 007, 008 and T009, 010, 011, 012) running along the side boundaries, a pair of mature Small Leaved Limes (T001 and 002) centrally arranged not far from the rear boundary wall and two Purple Leaved Plums (T004 and 016) standing opposite each other, one on the western and one on the eastern side boundary of the rear garden.

2.4.3 The remaining small trees and large shrubs (T003, 006, 013, 014 and 017) do not follow this symmetrical pattern. Some of them have been planted at a considerably later date than the original framework.

2.4.4 As a whole the age structure of the tree resource is weighted to towards the older age classes with only 1 tree (off–site Magnolia T017) classified as Young, 4 as Semi-mature and the remaining 12 trees as Mature. This is particularly true of the symmetrical framework referred to in 2.4.2 above, where defects associated with old age are beginning to threaten individual trees and, indirectly, the integrity of the original layout as a whole.

2.4.5 In terms of each tree's Retention Category as defined in *BS5837:2012 - Trees in relation to design, demolition and construction – Recommendations* - a tree-by-tree measure of the interplay between visual prominence, future safe life, replaceability and general health – no trees have been classified as Category A, 2 as Category B and 14 as Category C.

2.4.6 One tree (T014) has been classified as Category U, indicating that it should be removed on the basis of its current condition.

2.4.7 The explanatory notes to the **Tree survey schedule** in **Appendix a** define of all four Retention Categories (A, B, C and U)

2.4.8 The **Tree constraints plan** in **Appendix a** shows the recommended Root Protection Area (RPA) for each tree, reconfigured where appropriate to reflect the influence of known barriers to the lateral spread of roots.

2.4.9 None of the trees referred to in this report are close enough to the existing dwelling for currently proposed renovations and extensions to have an adverse effect upon them.

Appendix a

Tree survey schedule
Tree survey plan
Tree constraints plan

Explanatory notes

For general information on any entry in the detailed survey text, refer to the notes below which are organised on a column by column basis.

Tree number
All trees have been numbered in the survey text to correspond to the location numbers shown on the accompanying Tree survey plan. No trees have been marked on site.

Species
Common English names have been used wherever possible and Latin names are listed (in brackets in *italics*) in all cases.

Dimensions

Height - are recorded in m.

Stem diameter – recorded in mm at breast height (1.5m) wherever possible. Where measurement at 1.5m is not possible, one of the alternative methods set out in *Annex C of BS5837:2012* has been used.
If the diameter has been measured at a different height, this has been recorded, e.g. 60 @ 1m = 60mm diameter at 1m height.
Other abbreviations used:

av - average	est/e - estimated	
ms - multi-stemmed	max – maximum	gl - ground level

Crown spread - radial crown spreads in metres have been recorded at four points on the circumference of the crown (north, east, south and west). The accompanying Tree survey plan shows approximate crown shapes based on these measurements

Crown height - the height of the first major branch and the height of the lowest point of the crown are recorded in metres eg 3/3

Explanatory notes

Age

Y	Young	SM	Semi-mature
EM	Early mature	M	Mature
OM	Over-mature		

Where the precise age of a tree is known, it has been recorded in brackets adjacent to the general classification i.e. M(7).

Condition

Physiological condition

Gives a measure of biological vigour and of the presence or absence of disease, insect attack or other debilitating factors.

G	Good
F	Fair
P	Poor

Structural condition

Gives a measure of each tree's physical form and mechanical stability.

G	Good
F	Fair
P	Poor

Comments

Additional descriptive notes on the tree's shape, local environment and condition.

Explanatory notes

Recommendations
Preliminary management recommendations under existing conditions

Life expectancy
An approximate estimate for each tree's anticipated future safe life in the following ranges:

- <10 years
- 10-20 years
- 20-40 years
- 40+ years

Retention category
This grading is based on the recommendations set out in BS 5837:2012 *Trees in relation todesign, demolition and construction - Recommendations.* The categories are summarised in the standard as follows:

- A Trees of high quality with an estimated remaining safe life of at least 40 years
- B Trees of moderate quality with an estimated remaining safe life of at least 20 years
- C Trees of low quality with an estimated remaining safe life of at least 10 years, or young trees with a stem diameter below 150mm
- U Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

In addition the British Standard requires one or more subcategories to be applied to the main Retention Category. In summary these are as follows:

1. Mainly arboricultural qulaities (that is individual aesthetic characteristics)
2. Mainly landscape qualities
3. Mainly cultural values, including conservation

Tree survey schedule

Skerratt

Tree No.	Species	Height (m)	Diam (mm)	Crown Spread (m)				Crown Height (m)	Age	Physiological Condition	Structural Condition	Comments	Recommendations	Life Expectancy	Retention Category	Retention Sub-category
				N	E	S	W									
001	Small Leaved Lime *(Tilia cordata)*	165	410	3	5	5	3	2/3	M	G	F/P	Single leaning stem: deep vertical bark wound on main stem (callusing): previously pollarded (cut back to a branchless stem) at 2.5m: 3 main crown limbs above: one sided (to E)	Review (future safe life)	10-20	C	1/2
002	Small Leaved Lime *(Tilia cordata)*	11	460	4	1	3	5	2/2	M	G	P	Single upright stem with sweep (localised curvature) at 1m: vertical bark wound with associated decay (hollow but still stable): previously pollarded at 2.5m: very one sided crown (to W)	Review (future safe life)	10-20	C	1/2
003	Yew (*Taxus baccata*)	8	230	3	4	4	3	1/1	SM	G	G	Single slightly leaning stem: first lateral limb at 1m: quite well balanced crown overall	No action required	40+	B	1/2
004	Purple Leaved Plum (*Prunus cerasifera 'Atropurpurea'*	11	250 est	2	2.5	5.5	4e	1/2	M	G	F	Single leaning stem: one sided crown (to S): ivy covered until recently:	No action required	20-40	C	2
005	Lime (*Tilia x europaea)*	4	280	2	2	2	2	1/1	M	G	F	Single upright stem: previously pollarded at 2.5m: regrown crown well proportioned: 005, 007, 008, 009, 010 and make up an almost symmetrical formal feature (2 lines of 3 pollarded trees along each side boundary of the rear garden)	No action required	20-40	C	1/2
006	Elaeagnus *(Elaeagnus angustifolia)*	5	120	0	3	3.5	0	0/2	M	G	F	A large shrub: single stem forks at 0.3m into 3: one sided: ivy covered until recently	No action required	20-40	C	2
007	Lime (*Tilia x europaea)*	5	300	2	2	2	2	1/1	M	G	F	Single upright stem: previously pollarded at 3m: regrown crown well proportioned: ivy covered stem: see 005	Remove ivy	20-40	C	1/2
008	Lime (*Tilia x europaea)*	5	320	2	2	2	2	2/2	M	G	F	Single upright stem: previously pollarded at 3.5m: regrown crown well proportioned: ivy covered stem: see 005	Remove ivy	20-40	C	1/2
009	Lime (*Tilia x europaea)*	6	290	2	2	2	2	2/2	M	G	F	Single upright stem: previously pollarded at 3.5m: regrown crown well proportioned: see 005	Remove ivy	20-40	C	1/2
010	Lime (*Tilia x europaea)*	5	370	2	2	2	2	22/2	M	G	F	Single upright stem: previously pollarded at 2.5m: regrown crown well proportioned: ivy covered stem: see 005	Remove ivy	20-40	C	2
011	Lilac (*Syringa vulgaris var .)*	5	130	1	2	4.5	2.5	0/3	M	P	P	Single leaning stem plus one subsidiary originating at ground level: ragged one sided crown (to S): ivy growth	Remove ivy	10-20	C	2
012	Lime (*Tilia x europaea)*	4	250	2	2	2	2	2/2	M	F	P	Single upright stem: previously pollarded at 2.5m: regrown crown rather suppressed by : ivy covered stem: see 005	No action required	20-40	C	2
013	False Acacia *(Robinia pseudoacacia)*	8	110	0	-1	2.5	3.5	2/2	SM	F	F	Single leaning stem: one sided crown (to W): a variety with tight bunches of dense foliage (and flower at time of inspection)	No action required	20-40	C	2

Client: S and Y Architects
Location: 54 Regents Park Road, London NW1 7SX
Date: 04.06.15
Job No : 367

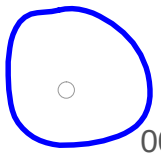
Tree survey schedule

Skerratt

Tree No.	Species	Height (m)	Diam (mm)	Crown Spread (m)				Crown Height (m)	Age	Physiological Condition	Structural Condition	Comments	Recommendations	Life Expectancy	Retention Category	Retention Sub-category
				N	E	S	W									
014	London Plane (*Platanus x hispanica*)	8	90/ 90	3	4	1	2	1/3	SM	G	P	A single stemmed regrowth from a decaying stump forks near ground level into 2: one sided crown (to N)	Remove (future management problem)	<10	U	2
015	Evergreen Magnolia (*Magnolia grandiflora*)	6	100 est	1	3	3	2	2/2	Y	G	G	Single upright stem: well balanced crown: stands in a neighbouring garden	No action required	40+	C	1
016	Purple Leaved Plum (*Prunus cerasifera 'Atropurpurea'*	12	300 est	2.5	5e	3.5	3	3/2	M	G	F	Single upright stem: quite well balanced crown overall: ivy covered stem: makes a symmetrical group with 004	Remove ivy	20-40	B	1/2
017	Honey Locust (*Gleditsia triacanthos*)	6	80	0	-2	2.5	3	1/2	SM	F	F	Single leaning stem: suppressed and one sided	No action required	10-20	C	2

Client: S and Y Architects
Location: 54 Regents Park Road, London NW1 7SX
Date: 04.06.15
Job No : 367

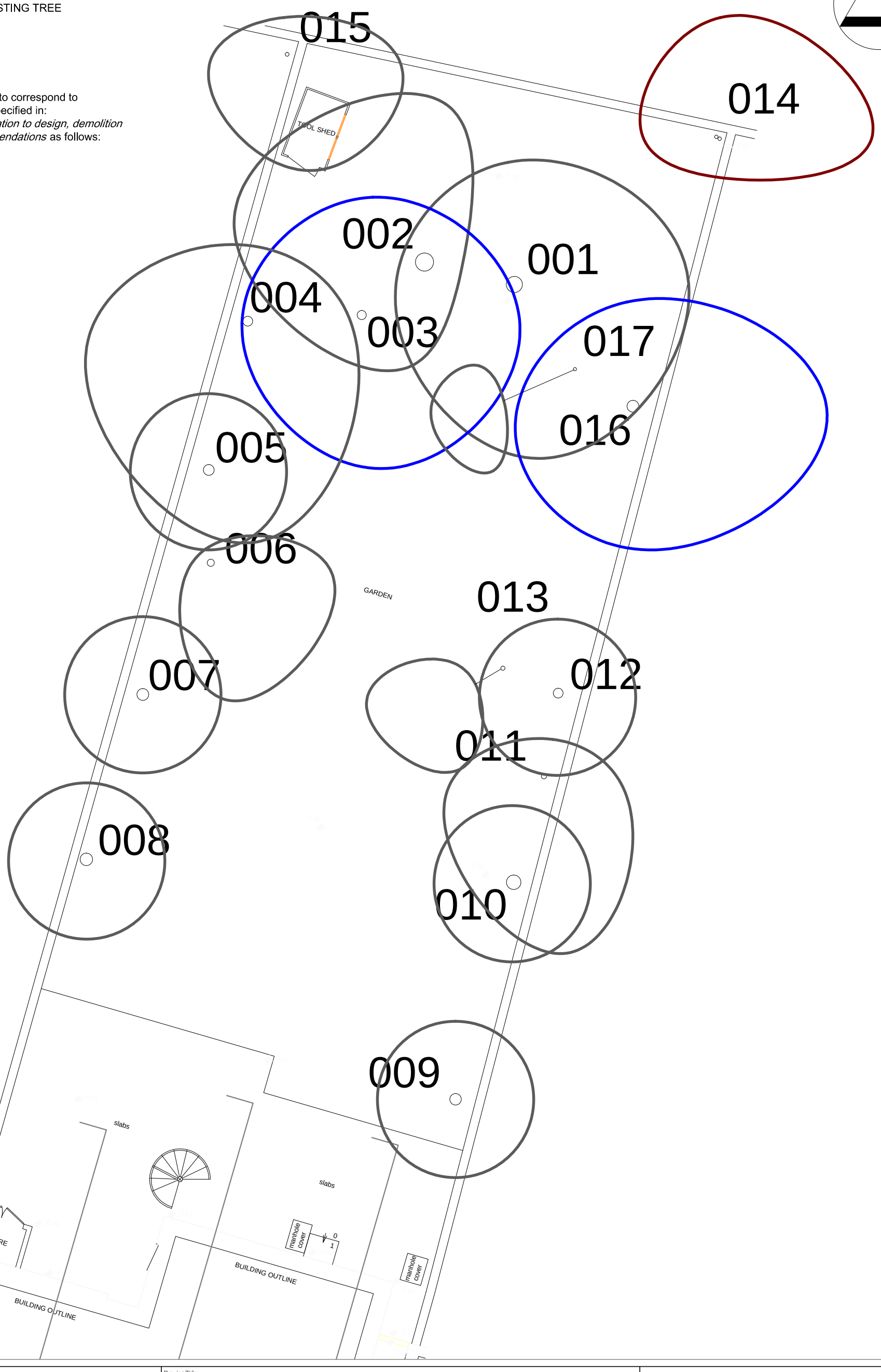
KEY



EXISTING TREE

Trees are coloured on plan to correspond to the Retention Categories specified in: *BS5837:20 12 Trees in relation to design, demolition and construction - Recommendations* as follows:

Category A - GREEN
Category B - BLUE
Category C - GREY
Category U - RED



Client: S&Y ARCHITECTS	Drawing Title: TREE SURVEY PLAN		Skerratt arboricultural advice
Job Title: 54 REGENTS PARK ROAD LONDON NW1 7SX	Date: 367.01.00 Rev A	Scale: 1:100 (A3)	158 MALDEN ROAD, LONDON NW5 4BT 01274 566539
	Drawing Number: 04.06.15	Drawn by: RS	

KEY

003

ROOT PROTECTION AREA
as defined in *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*

015
014
002
001
004
003
017
016
005
006
GARDEN
013
007
012
011
008
010
009
TOOL SHED
slabs
slabs
STORE
manhole cover
manhole cover
BUILDING OUTLINE
BUILDING OUTLINE

Client: S&Y ARCHITECTS	Drawing Title: TREE CONSTRAINTS PLAN		Skerratt arboricultural advice
Job Title: 54 REGENTS PARK ROAD LONDON NW1 7SX	Date: 367.02.00 Rev B	Scale: 1:100 (A3)	158 MALDEN ROAD, LONDON NW5 4BT 01274 566539
	Drawing Number: 04.06.15	Drawn by: RS	