

I A N K E E N
L I M I T E D



Part 1

TREE SURVEY

OF LAND AT

**CUMBERLAND TENNIS CLUB
25 ALVANLEY GARDENS
HAMPSTEAD**

**Our Reference
AP/9057/WDC**

CLIENT

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1. Objective

- 1.1 To assess the condition of the trees and provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2. Notes

- 2.1 The assessment was carried out from ground level from within the site or from any adjacent public place.
- 2.2 The assessment has been carried out following the guidelines set out in British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- 2.3 The survey was conducted by Andrew Poynter BSc (Hons), FARborA, MICFor, MCIHort on 27th November 2015.

3. Tree Identification and Details

- 3.1 As annotated on the drawing. Please note that sketch drawings or drawings marked ‘not to scale’ are indicative only, and tree positions should not be relied upon for design or setting out.
- 3.2 Details of each individual tree are recorded in the Schedule of Trees at Appendix 1 of this report.

4. Site Description

- 4.1 Alvanley Gardens is principally a residential road to the north of Hampstead.
- 4.2 No 25 is a lawn tennis club which has a main clubhouse building, that incorporates squash courts, changing rooms and refreshment facilities, located on the western side of the site.
- 4.3 The tennis club is predominately hard surfaced with a mix pf playing surfaces including a grass court. The site is flanked by residential properties on the western side and there is a school playing field which is managed by the tennis club on the southern side.
- 4.4 The two trees are just outside the curtilage of the tennis club itself but are within the adjacent grounds maintained by the tennis club and associated with the cricket club and school.

5. Geology

- 5.1 This information is obtained from the (online) ‘Geology of Britain Viewer’ that contains British Geological Survey materials © NERC [2015]. The geological information given in this report should not be relied upon by other parties who are advised to carry out their own assessment of the site conditions to suit their own needs.

Bedrock Geology

- 5.2 1:50 000 scale bedrock geology description: London Clay Formation - Clay, Silt And Sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

Setting: deep seas. These rocks were formed in deep seas from infrequent slurries of shallow water sediments which were then redeposited as graded beds.

Superficial deposits

- 5.3 None recorded.

6. General Guidance Notes for Development

- 6.1 These notes are provided as a guide to the designer. They represent my personal views of the tree stock, which trees should be retained and how they should be protected. The views expressed have not been subject to consultation or discussion with any other party.
- 6.2 If not already provided, the site designer should establish root protection areas by creating a circle around each tree with a radius of that shown in the schedule.
- 6.3 Ideally, building lines should be at least 2m outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable. Service runs should be routed outside the root protection area. Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist.
- 6.4 On residential developments consideration must be given to future tree growth and orientation, i.e. adverse shading and blocked views from windows raise concerns for incoming residents, which may lead to pressure to fell or remove trees in the future. Wherever possible arrange or orientate windows to primary rooms parallel or tangentially to tree canopies to lessen the conflict.

Signed:



Date: 27th November 2015

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Appendix 1

SCHEDULE OF TREES

UPON LAND AT

**CUMBERLAND TENNIS CLUB
25 ALVANLEY GARDENS
HAMPSTEAD**

**Our Reference
AP/9057/WDC**

Key to Schedule of Trees

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

SURVEY OF TREES AT CUMBERLAND TENNIS CLUB, 25 ALVANLEY GARDENS, HAMPSTEAD

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m	
			N	E	S	W	Single Stem	2-5 stems					More than 5 stems										
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia										No. stems
1	Ash	14	4	5	6	5	65								3	4E	M	B1	>20	Reasonable specimen with a main stem that divides at approximately 3m. Large wound on the southern side at approximately 2m where significant stem has been removed previously.		7.80	191
2	Sycamore	14	4	5	6	5	54								3	2.5W	E	B2	>20	Reasonable condition with a main stem that divides at approximately 3m. Good overall condition and showing a full crown with little deadwood present.		6.48	132
H3	Leyland Cypress	<3	1av				15								-	-	Y	C2	>10	Linear boundary feature providing screening between the tennis club and the cricket club.		1.80	10
4	Leyland Cypress	<2	1av				15								-	-	Y	C2	>10	Linear boundary feature providing screening between the tennis club and the cricket club.		1.80	10