

HEADINGS & ABBREVIATIONS

TREE NO.	Reference number. Refer to plan or numbered tags where applicable.
SPECIES:	Common name.
AGE RANGE:	Y = Young, SM = Semi Mature, EM = Early Mature, M = Mature, OM = Over Mature
HEIGHT:	Estimated height expressed in metres.
CROWN SPREAD:	Radial crown spread approximately measured to the four cardinal points (for individual trees only). Tree groups: approx. total crown spread diameters.
CROWN CLEARANCE:	Height in metres of crown clearance above ground level (to inform clearance for structures/ movement of vehicles and shading).
STEM DIA:	Stem diameter – measured at approximately 1.5 metres above ground level. For multi-stemmed trees the basal diameter is measured immediately above the root flare
SULE:	The safe useful life expectancy in years the tree has on site.
NATS	None at Time of Survey (tree work)
RE-INSPECTION CYCLE	High: Approx. 6 months to re-assess recognized defect Moderate: Approx. 12 to 18 months Low: Approx. 3 to 5 years
WORK PRIORITY	1: URGENT=Imminent health & safety threat-Immediate action required; 2: High Priority=Required to address POTENTIAL health & safety threat-Within 6 months 3: Moderate=Required for Good Arboricultural Practice-Within 1 year; 4: Low= Good Arboricultural Practice-No health & safety or tree structure threat- At owners discretion

SITE:	LANGLAND MANSIONS, 228 FINCHLEY ROAD, LONDON, NW3 6QA
CLIENT:	London Residential Management Ltd (lrm) / Premier Management Partners Ltd (PMP)
BRIEF:	CARRY OUT AN ARBORICULTURAL SURVEY

SURVEYOR:	R. BALL
ASSESSMENT DATE:	20/02/2016
VIEWING CONDITIONS:	CLOUDY
JOB REFERENCE:	966
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Tree/ Grp. No.	Species: common name	Age Range	Height (m)	Crown Spread. (m)	Crown Clearance (m)	Stem/ Multi Stm* Dia. mm	Vitality	Tree Form/Structural Condition	SULE (years)	Re-inspection. Cycle
								<ul style="list-style-type: none"> Preliminary Management expedient 		
T1	Fatsia	EM	3.5	N: 1.0 E: 1.2 S: 1.0 W: 2.5	-	* 40 x 5; 70;70;60	G	<p>Large average shrub that some provides some limited public visual amenity as viewed from Finchley Road.</p> <p>BS:5837 (2012) grading: C</p> <ul style="list-style-type: none"> None at time of survey (NATS) 	>10-15	Within 16 months
T2	Norway (Red) Maple	EM	17+	N: 4.0 E: 2.5 S: 4.0 W: 3.5	1.9	420	G	<p>T2 is an isolated slightly leaning tree. Due to its close proximity to the mansions block it has an unbalanced crown but does provide significant public visual amenity as viewed from Finchley Road. See adjacent wall cracking photos 1 & 2.</p> <p>BS:5837 (2012) grading: C2 (would merit a B grade but for the latter issues)</p> <ul style="list-style-type: none"> NATS 	>15-20	Within 16 months
T3	Hawthorn (Cockspur Thorn)	EM	10	N: 1.7 E: 3.5 S: 4.0 W: 4.0	1.8	290	G	<p>This leaning tree (not significant at present: no root-plate lifting/cracking) is suppressed by the adjacent T4. As a group tree (along with T2 & T4) it provides some public visual amenity as viewed from Finchley Road. See adjacent wall cracking photos 3.</p> <p>BS:5837 (2012) grading: as an individual tree with suppressed crown form T3 only merits a C grade however it is part of a group that provides significant public visual amenity.</p> <ul style="list-style-type: none"> NATS 	>15-20	Within 16 months
T4	Swedish Whitebeam	EM	14	N: 1.5 E: 1.5 S: 2.5 W: 3.5	2.0	* 292; 305	G	<p>T4 is leaning (not significant at present: no root-plate lifting/cracking) and is suppressed by the flanking trees T3 & T5. As a group tree (along with T3 & T5) it provides some public visual amenity as viewed from Finchley Road. See adjacent wall cracking photos 4.</p> <p>BS:5837 (2012) grading: as an individual tree with suppressed crown form T4 only merits a C grade however it is part of a group that provides significant public visual amenity.</p> <ul style="list-style-type: none"> NATS 	>15-20	Within 16 months

T5	Elderberry	EM	9	N: 0.5 E: 1.5 S: 2.5 W: 1.5	1.8	* 140; 160; 200		<p>This ivy-clad tree is suppressed by the adjacent T4. As a group tree (along with T3 & T4) it provides some public visual amenity as viewed from Finchley Road. See adjacent wall cracking photos 5.</p> <p>BS:5837 (2012) grading: as an individual tree with suppressed crown form T5 only merits a C grade however it is part of a group that provides significant public visual amenity.</p> <ul style="list-style-type: none">Remove ivy off trunks using hand-tools only so as not to damage the underlying bark	>40+	Within 16 months
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Photo No. 1 to show wall cracking (1) adjacent to Norway maple T2 (trunk visible). Note yellow pencil for scale.

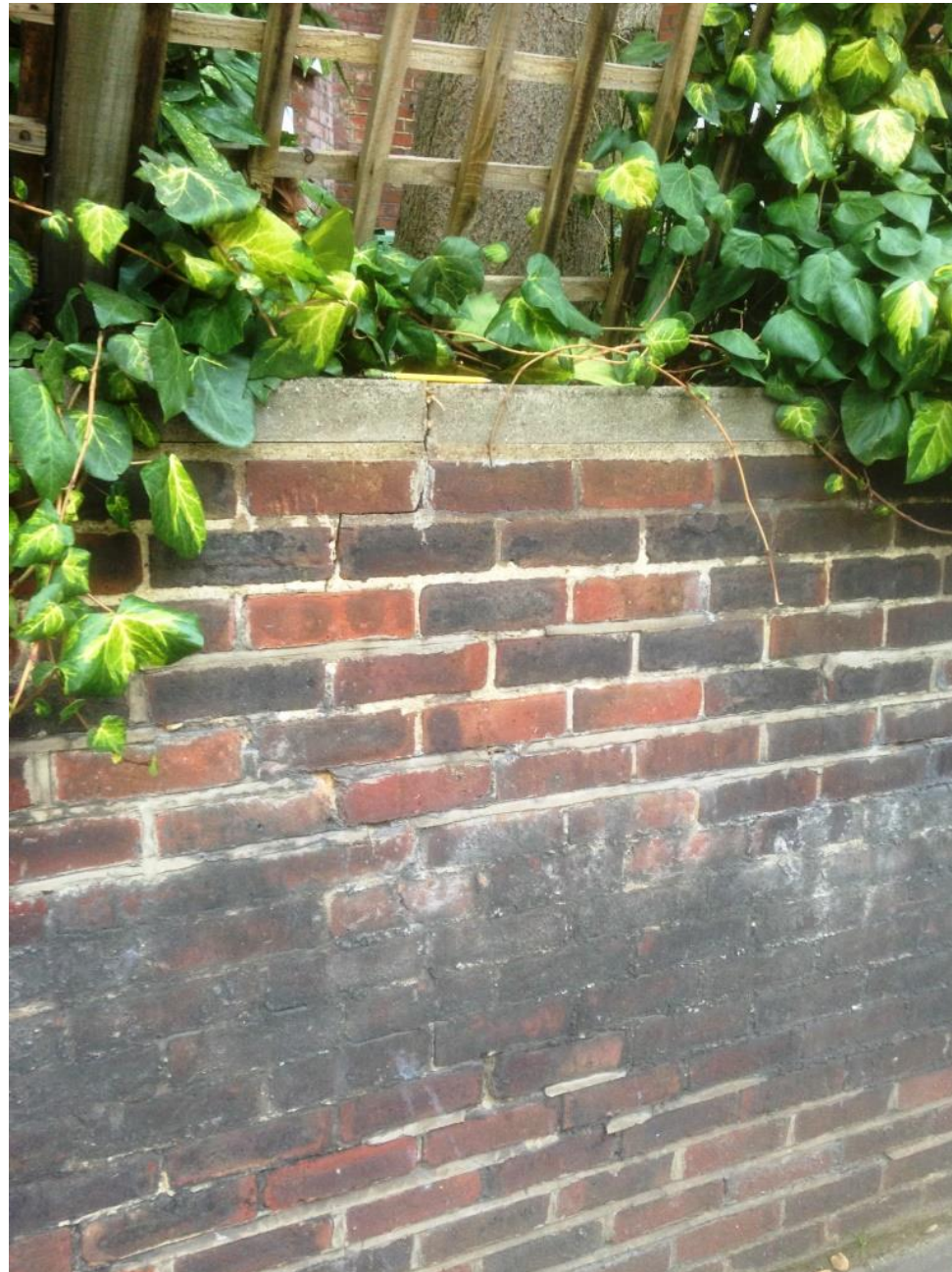


Photo No. 2 to show wall cracking (2) adjacent to Norway maple T2 (trunk visible). Note yellow pencil for scale.



Photo No. 3 to show wall cracking adjacent to hawthorn T3 (trunk visible). Note yellow pencil for scale.



Photo No. 4 to show wall cracking adjacent to whitebeam T4 (trunk visible). Note yellow pencil for scale.



Photo No. 5 to show wall cracking adjacent to elderberry T5. Note yellow pencil for scale and adjacent stairs for point of reference.

