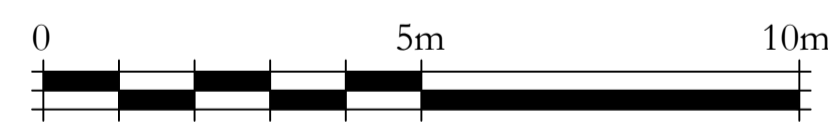




SURVEY OF TREES AT 15 PARK VILLAGE WEST, LONDON, NW1 4AE																								
Tree No.	Species	Ht (m)	Branch Spread (m)				Single Stem	Stem diameters (cm)					Height of crown (m)	Height of first major branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sqm			
			N	E	S	W		2-5 stems														More than 5 stems		
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5											Mean dia	No. stems
1	Lime	15	7	5	4	5	58									2	4SE	MI	B2	>20	Prominent tree growing along edge of garden with Albany Street. Has been cut back in the past to maintain clearance from the building.		6.96	152
2	Lime	15	3	3	3	7	49									2	7W	MI	B2	>20	Established tree forming part of a line of similar sized trees growing at edge of garden against Albany Street. Abundant epicormic growth on main stem.		5.88	109
3	Lime	10	2	2	2	3	26									2	-	MI	C2	>10	Part of a row of larger trees at the edge of garden with Albany Street. This tree is of lower vitality than its neighbours with some sections of deadwood in the upper crown.		3.12	31
4	Lime	15	3	3	3	6	52									2	6S	MI	C2	>10	Of similar size to the others in the row adjoining Albany Street. Poor fork formation at circa 1.8 metres above ground level liable to separation if tree allowed to attain significant proportions. Appears as if it may have been pollarded at circa 5 to 6 metres above ground level, possibly to overcome this defect. Abundant epicormic growth on main stems.		6.24	122
5	Sycamore	16	5	4	6	7		50e	50e							5	5W	MI	B2	>20	Contributing to row of trees along Albany Street. Main stem forks at circa 1.2 metres above ground level with both stems densely covered in particularly thick ivy.		8.49	226
6	Row of leyland cypress	8av														2	2S	MI	C2	>10	Row of outgrown cypresses that are now sparse at the base. Have been crown reduced in the past. Some stems smothered in ivy.		2.40	18
7	London plane	21	7	10	8	7	95c									10	9SW	MI	B1	>20	Large, visually significant tree growing within adjoining garden. Lower stem densely smothered in ivy. Appears to have been crown reduced on the western side at some point in the recent past and also appears to have been thinned, probably to increase light levels into adjoining dwellings and gardens.		11.40	408

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 Dia	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	Height from ground level to base of first major branch and the approximate direction of growth
Branch and direction of growth	
Abbreviations as suffix to a dimension	Suffix 'e' denotes an estimated dimension
	Suffix 'av' denotes an average dimension
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 unsuitable for retention:
	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
	2. Trees to be considered for retention:
	A1, 2 or 3 = trees of high quality (substantial contribution >40 yrs)
	B1, 2 or 3 = trees of moderate quality (significant contribution >20 yrs)
	C1, 2 or 3 = trees of low quality (but adequate, i.e. >10 yrs or young trees - until new planting can be established)
	Useful estimated remaining contribution of the tree or tree group
Estimated remaining contribution	Brief description including physiological and structural defects
Condition	Describes current arboricultural requirement for the tree in its current context
Preliminary management recommendations	
Root Protection Radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D
Root Protection Area	Total area of minimum root protection area extrapolated from root protection radius



- Key:
- 1. Trees to be considered for retention:
 - Tree Category A 1,2 or 3 - trees of high quality
 - Tree Category B 1,2 or 3 - trees of moderate quality
 - Tree Category C 1,2 or 3 - trees of low quality
 - 2. Trees unsuitable for retention:
 - Tree Category U - trees that cannot realistically be retained due to their condition
 - 3. Protected areas:
 - Root Protection Area (RPA)
 - 4. Tree numbering
 - Tree number - refer to schedule for information

CLIENT: Mark Van Oss & Associates	
PROJECT: 15 Park Village West, London	
TITLE: Tree Constraints Plan	
DRAWING NUMBER: 9212/01	
STATUS: For Information	
DATE: May 2016	SCALE: 1:100 @ A1
DRAWN BY: ML	CHECKED BY: JTK
Do not scale from this drawing: All dimensions to be checked on site	
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 Consultants for Trees, Landscapes and Nature Conservation Rollands Farm, Rollands Lane, Farnham, Surrey GU10 5AS Telephone: 01252 85096 Facsimile: 01252 851702 Email: mail@iankeenconsultants.co.uk	

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

Ground Floor Plan - As Existing based on Charles Brice Ltd drawing number 885-EX02.