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Trading as Central London Tree Surveys

4 South Villas, London, NW1 9BS

BS5837 Arboricultural Report
&
Tree Constraints Plan

Surveyor: John Crawshaw, M.Arbor.A. RFS Cert Arb

Survey Date: 4th February 2017

Report Date: 5th February 2017

Contents

1. INTRODUCTION

1.1. Brief

I am instructed by, **Malcolm Herring of ara Architects, Paper Mews Place, 290 High Street, Dorking,**

Surrey, RH4 1QT to inspect the trees at **4 South Villas, London, NW1 9BS** and to provide an arboricultural report for the trees located within and adjacent to the site, as shown on the Tree Constraints Plan enclosed.

1.2. Qualifications and experience

I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience and qualifications, RFS Cert Arb, HND, M.Arbor A

1.3. Documents and information provided

I was provided with a site plan.

1.4. Scope of this report

This report is only concerned with the trees shown on the enclosed plan. Trees with a diameter of less than 75mm have not been surveyed in line with BS5837 2012. Unless indicated on the Tree Constraints Plan TCP due to their location and impact.

1.5. Limitations of use and copyright

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2. SITE VISIT AND OBSERVATIONS / COLLECTION OF DATA

2.1. Site visit

I carried out the tree survey on the 4th February 2017 my observations were from ground level only.

2.2. Site description

The survey site is situated within a residential area and comprises terraced house, sub divided into apartments. There is a rear garden containing one tree and a handful of trees within adjacent gardens.

2.3 Identification and location of the trees

The trees have been identified and are listed within the Tree Survey Schedule. I have plotted the locations of the trees on the plan included. All the relevant information on it is contained within this report and the provided documents. Only the significant trees are included in this report; trees with a diameter of less than 75mm (BS5837 2012) are not included unless their position was felt to be significant. All trees have been allocated a classification. The classification cascade chart can be found below.

Aerial Photo

2.4. Tree observation. I visually inspected the trees and recorded the information below. Each tree has been given a classification relevant to BS5837 2012.

CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British Standard 5837:2012 "Trees in Relation to Design, demolition and Construction")

TREES FOR REMOVAL				
Category and Definition	**Criteria**			Identification on Plan
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 U category trees (i.e. 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 the 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			**DARK RED**
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria – Subcategories**			Identification on Plan
	1. Mainly Arboricultural Qualities	2. Mainly Landscape Qualities	3. Mainly Cultural Values, including Conservation	
Category A Those of high quality with a estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of 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 arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**LIGHT GREEN**
Category B Those of moderate quality with a 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 unsympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or lacking the merit for Category A	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 clearly identifiable conservation or other cultural benefits.	**MID BLUE**
Category C Those of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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 very limited conservation or other cultural benefits.	**GREY**

2.4.1. Tree Survey Schedule

ID	Species	H/T	Stems	Dia	Canopy Spread				Branch	H/T	Age	Years	Cat	Observations	Recommendations
				mm	North	East	South	West	First	Crown					
T1	Silver Birch	4	S	150	1	2.5	2	2.5	1.5E	1.5	Young	10	C	Tree has been subjected to historic severe pruning, some rot present on main stem	Monitor/possible removal
T2	Ash	14	S	500 #	5	6	4	5	8N	6	Mature	40+	A	Good overall condition, within neighbouring property	None
T3	Silver Birch	10	S	200 #	1	1.5	1.5	1	4S	3	Early Mature	30	B	Good overall condition, historic top reduction, may be causing cracking on boundary wall	Monitor wall
T4	Silver Birch	12	S	200 #	2	2	2	3	8S	6	Early Mature	30	B	Tree spears in good condition, encroaching climber covering main stem.	None
T5	Lime	15	S	500	4	4	4	4	5W	5	Mature	40+	A	Good overall condition, within neighbouring property	None

2.4.2. Root Protection Areas

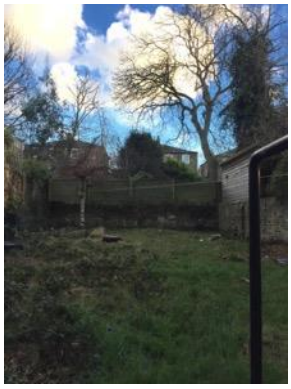
ID	SPECIES	CAT	RPA (r)	RPA (a)
T1	Silver Birch	C	1.8	10.2
T2	Ash	A	6	113.1
T3	Silver Birch	B	2.4	18.1
T4	Silver Birch	B	2.4	18.1
T5	Lime	A	6	113.1

*RPA may be reduced by retaining walls # Denotes estimated measurement due to limited access

2.4.3. Hedgerows

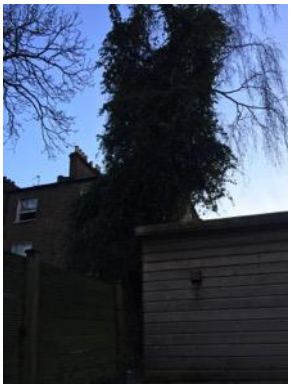
There are no hedgerows within the site. Boundaries are brick wall and fence construction.

3. Photos



Rear garden

T1 Silver Birch



T4 Silver Birch

T3 Silver Birch

Damage to wall

T5 Lime

4. Conclusions

Trees categorised as U should be considered for felling for health/Safety reasons or limited life expectancy and/or potential problems in the future. Category C trees hold limited value and could be removed or retained. Trees categorised as B should be retained where possible and should be considered on their merit for inclusion into the scheme. If removed to facilitate the development they should be replaced with adequate species and size. Category A trees have high value and should have every effort to preserve and conserve for the future. If retained, any proposed schemes should avoid these trees and special protection measures be implemented during any construction phase. Attention should be drawn to the Root Protection Areas depicted in Magenta for all retained trees (See Tree Constraints Plan).
Some RPA's may be compromised by boundary walls/foundations and should be checked with Airspade.

5. Recommendations

Practical pruning works should be carried out as per the schedule above. Permission from neighbouring properties should be sought before works to trees, which lay outside the property boundary.

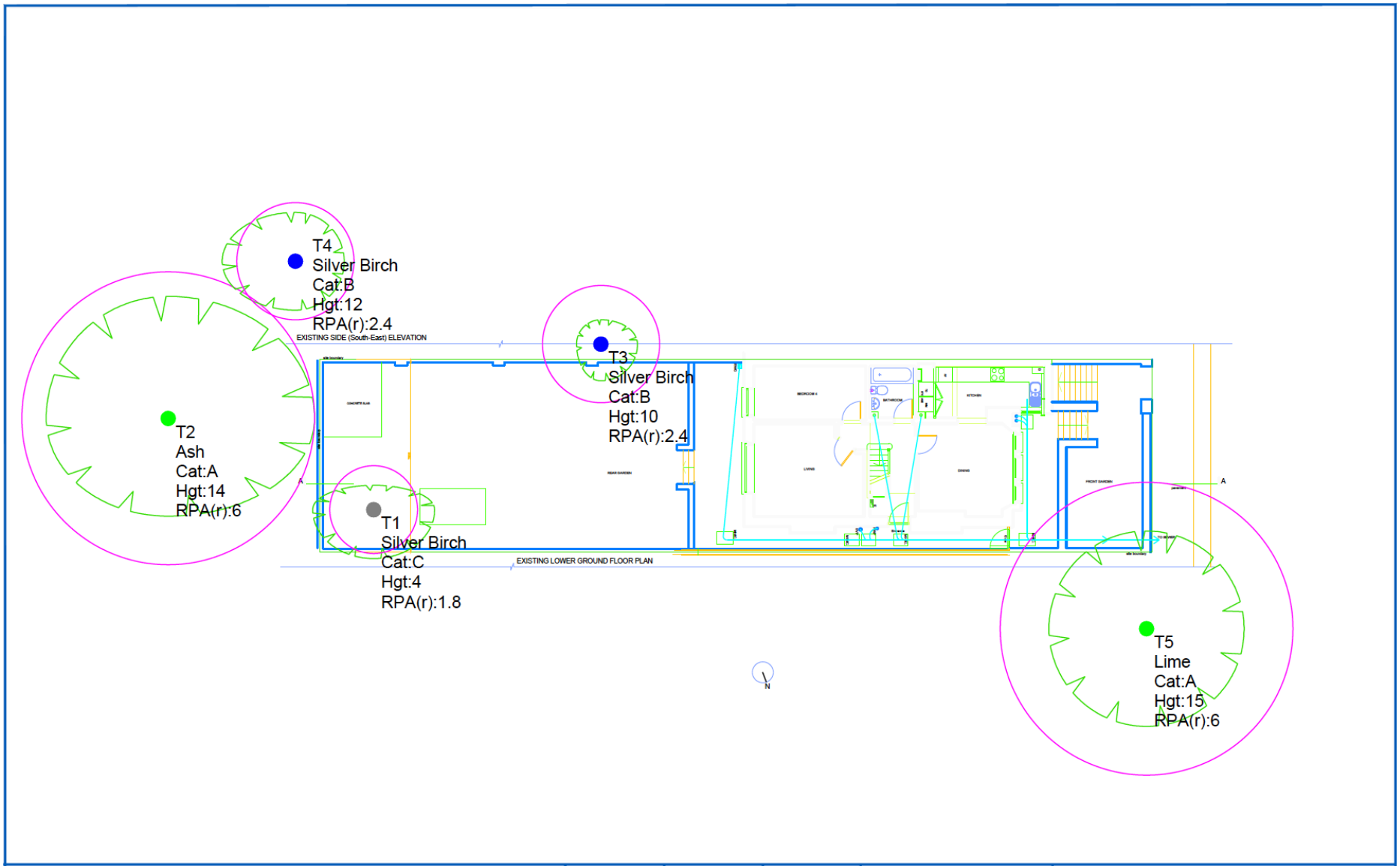
Any practical work should be carried out by a competent contractor with the relevant insurance and experience. The contractor should carry out all tree works to BS 3998 *Recommendations for Tree Work* (2010) as modified by research that is more recent.

Reference should be made to the Wildlife and Countryside Act (1981), protection of bird and bat species, European Protected Species legislation and local planning policy.

Work within a Conservation Area or proposed works to trees with Tree Preservation Orders should not be undertaken without the express permission of the Local Authority.

6. Tree Constraints Plan

Plan below not to scale as PDF. Please refer to original drawing for scaling



Appendix 1. List of Tree Names

Ash	*Fraxinus excelsior*
Aspen	*Populus tremula*
Atlas cedar	*Cedrus atlantica*
Austrian pine	*Pinus nigra*
Bay willow	*Salix pentandra*
Beech	*Fagus sylvatica*
Bird cherry	*Prunus padus*
Black cottonwood	*Populus trichocarpa*
Black poplar	*Populus nigra*
Black walnut	*Juglans nigra*
Box	*Buxus sempervirens*
Caucasian fir	*Abies nordmanniana*
Cedar of Lebanon	*Cedrus libani*
Coast redwood	*Sequoia sempervirens*
Common alder	*Alnus glutinosa*
Common juniper	*Juniperus communis*
Common lime	*Tilia x vulgaris*
Common silver fir	*Abies alba*
Common walnut	*Juglans regia*
Corsican pine	*Pinus nigra*
Crab apple	*Malus sylvestris*
Crack willow	*Salix fragilis*
Cricket-bat willow	*Salix alba*, var *caerulea*
Deodar cedar	*Cedrus deodara*
Douglas fir	*Pseudotsuga menziesii*
Downy birch	*Betula pubescens*
English elm	*Ulmus procera*
Eucalypts	*Eucalyptus* species
European larch	*Larix decidua*
Fig	*Ficus carica*
Field maple	*Acer campestre*
Giant fir	*Abies grandis*
Grey alder	*Alnus glutinosa*
Grey poplar	*Populus x canescens*
Hawthorn	*Crataegus monogyna*
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Holm oak	*Quercus ilex*
Honey Locust	*Gleditsia triacanthos*
Hornbeam	*Carpinus betulus*
Horse chestnut	*Aesculus hippocastanum*
Italian alder	*Alnus cordata*
Japanese larch	*Larix kaempferi*
Japanese zelkova	*Zelkova serrata*
Large-leaved lime	*Tilia platyphyllos*
Lawson cypress	*Chamaecyparis lawsoniana*
Laurel	*Laurus*
Lodgepole pine	*Pinus contorta*
Lombardy poplar	*Populus nigra* var. *italica*
London plane	*Platanus x hispanica*
Maritime pine	*Pinus pinaster*
Midland thorn	*Crataegus laevigata*
Monkey puzzle	*Araucaria araucana*
Monterey cypress	*Cupressus macrocarpa*
Monterey pine	*Pinus radiata*
Noble fir	*Abies procera*
Norway maple	*Acer platanoides*
Norway spruce	*Picea abies*
Oriental plane	*Platanus orientalis*
Ovens Wattle	*Pravissima*
Pedunculate oak	*Quercus robur*
Red alder	*Alnus rubra*
Red oak	*Quercus rubra*
Robusta poplar	*Populus x robusta*
Rowan	*Sorbus aucuparia*
Sallow (Goat willow)	*Salix caprea*
Scots pine	*Pinus sylvestris*
Serotina poplar	*Populus serotina*
Sessile oak	*Quercus petraea*
Silver birch	*Betula pendula*
Sitka spruce	*Picea sitchensis*
Small-leaved lime	*Tilia cordata*
Smooth-leaved elm	*Ulmus carpinifolia*
Snakebark Maple	*Acer capillipes*
Southern beech	*Nothofagus antarctica*
Swamp cypress	*Taxodium distichum*
Swedish whitebeam	*Sorbus intermedia*
Sweet chestnut	*Castanea sativa*
Sycamore	*Acer pseudoplatanus*
Tree of Heaven	Ailanthus altissima
Turkey oak	*Quercus cerris*
Wellingtonia	*Sequoiadendron giganteum*
Western hemlock	*Tsuga heterophylla*
Western red cedar	*Thuja plicata*
White poplar	*Populus alba*
White willow	*Salix alba*
Whitebeam	*Sorbus aria*
Wild cherry (Gean)	*Prunus avium*
Wild service tree	*Sorbus torminalis*
Wych elm	*Ulmus glabra*
Yew	*Taxus baccata*

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