



Duramen

Arboricultural Report



133 Arlington Road
London
NW1 7ET

CLIENT:

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and Masha Feigelman**

Ref: 17110

Site Visit Date:
10th Jan 2018
Report Date:
24th Jan 2018

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REPORT SUMMARY

Site:

133 Arlington Road, London, NW1 7ET.

Proposed development:

Extension of the basement.

Trees:

Seven individual trees were surveyed within/adjacent to the site and are the subject of this report.

Impact:

In order to facilitate the landscaping for the garden, 1 C grade tree will require removal. Though works within the RPA of one tree is required, it has been established that the root presence in this area is minimal.

1 Introduction

- 1.1 This report provides the results of a tree survey and arboricultural impact assessment at 133 Arlington Road, London, NW1 7ET.
- 1.2 A plan showing the existing site layout (DEDRAFT Architecture | Interiors, Drawing No: D001, dated 19/12/17) was used to provide tree locations for the tree survey.
- 1.3 A plan showing the proposed development layout (DEDRAFT Architecture | Interiors, Drawing No: A002, dated 19/12/17) has been used as a basis for determining the arboricultural impact of the proposed development.

2 Overall Site Description

- 2.1 This report covers the rear garden of 133 Arlington Road which lies to the south west of the property. The property is a terraced house and its rear garden consists of a series of terraced levels. Adjacent to the basement is a patio, from which stone steps lead up to the secondary garden level which forms the majority of the garden. This level is approximately 1.5m higher than the patio area. An area at the south-western end of the garden is raised slightly further. The garden has mixed shrub planting with the majority of trees being located around the edge offsite.
- 2.2 Camden Borough Council is the relevant planning authority for this site. It is understood ¹ that one onsite tree is the subject of a Tree Preservation Order (TPO). This tree is believed to be T6 as referred to in this report. The entire site and adjacent properties are also in a Conservation Area.
- 2.3 Trees which are the subject of a TPO, or found within a Conservation Area are legally protected. When a tree is protected, subject to certain exemptions (including works being approved as part of a planning application), a written application/notification must be submitted to the local authority

¹ Based on a telephone call with staff member Tundae at Camden Borough Council planning support on 18/01/2018

before any works to trees (and/or works that might damage trees) are undertaken. The protection status of trees can change at any time and so our assessment is only valid at the time of writing. It is recommended that those undertaking tree works carry out their own checks on the protection status of the trees before proceeding. Unauthorised works to protected trees may lead to prosecution.

3 Scope of Tree Survey

- 3.1 This report provides the results of a tree survey undertaken on 10th January 2018. The tree survey was conducted in accordance with the recommendations provided in British Standard 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. Only trees with a diameter greater than 7.5 cm at 1.5 metres height above ground level were included in the survey.
- 3.2 Only those trees judged to be within reasonable proximity to the proposed development were included within the survey.
- 3.3 Where two or more trees grow close to each other they have been recorded as **Groups** rather than individual **Trees**. Branch growth of one tree may influence nearby trees, leading to asymmetric branch development and possibly dead branches due to shading. As a result, individual trees within groups of trees are best managed both as individual trees and as part of a larger group.
- 3.4 The parameters assessed for each tree, the methods used and their limitations are described in Appendix 1 to this report. The survey should be considered to be of a preliminary nature in some respects.
- 3.5 If significant trees are considered worthy of retention but constrain development of a site, it may be appropriate to examine the trees in more detail. This might entail examining the tree for fungal growth and wood decay particularly internally, using investigative tools such as ultrasound (PICUS tomography), drill (various tools) or climbing the tree to examine above ground structures. In some circumstances soil excavation may be appropriate to examine roots. Where heavy undergrowth or other features (e.g. ivy) hinder access or visibility of a tree their removal or reduction may be advisable

prior to re-inspection of a tree. These methods and/or tools will be recommended where necessary but not on a precautionary basis unless significant safety issues are apparent.

3.6 The full British Standard methodology consists of a number of steps:

- A **tree survey** records the location of each tree along with estimates of size and quality. In particular, the life expectancy of each tree is assessed so that those trees expected realistically to provide long lasting benefits are identified.
- A **tree constraints plan** plots the constraints, in terms of ground area, that each tree requires if it were retained. Both above (i.e. branches) and below ground (i.e. roots) constraints are considered. The above ground constraints are defined by branch length (i.e. crown size) whilst below ground constraints are assessed by defining a **root protection area (RPA)** for each tree. Typically the RPA for each tree is at first defined as an area shaped as a circle with the tree located at the circle's centre; modification of the RPA shape may be necessary to take into account the presence of infrastructure such as walls or poor rooting environments such as compacted soils and roads/paths.
- An **arboricultural impact assessment** assesses the impact of any particular design on existing trees based on the footprint(s) of the proposed building(s), hard landscaping, paths, driveways etc. and space required for construction activity including material storage, machinery access, service runs and scaffolding.
- A **tree protection plan** shows the location of proposed fences to protect root protection areas around retained trees and to define **construction exclusion zone(s) (CEZ)**. Where necessary RPAs will be protected using other measures such as ground protection.
- Where building works are likely to be in close proximity to important trees a **method statement** may be required to both reassure Council planning officers and inform building site operations. An arboricultural method statement is best supervised by an on-site arboricultural supervisor.

3.7 This report provides the first four steps of the above and provides details of tree protection based on the information available at the time of writing. Once site working

arrangements are known and documented in a construction method statement (or equivalent) the protection plan may need to be revised/updated.

4 Results of Tree Survey

- 4.1 Seven individual trees were surveyed and are the subject of this report. Details of the trees are provided in Appendix 3 to this report. Their locations are shown on Figure 1 – Tree Constraints Plan - in section 9 of this report.
- 4.2 The trees were assessed using the British Standard 5837 tree quality assessment categorisation (see Appendix 2). No trees were judged as Category “A” (High quality trees). Three individual trees were assessed as Category “B” (Moderate quality trees), and four individual trees and one group were assessed as Category “C” (Low quality trees or trees with a stem diameter less than 150mm). No tree was assessed as Category “U” (Unsuitable for retention).
- 4.3 T1 is an offsite sycamore and the tree closest to the property. It has been categorised as a C tree, even though it is large. However due to the dense ivy throughout the tree and its limited regrowth from a previous reduction, it was judged have a life expectancy of less than 20 years, therefore limiting it to the C grade category.
- 4.4 The largest tree onsite is T6, which is a mature sycamore – it is a multi-stemmed tree, with a theoretical root protection radius of 8.1m. However, the tree is located at the south-western end of the garden, outside of the proposed development area.
- 4.5 None of the surveyed trees were judged to be veteran trees; there were no signs of ancient woodland on the site.
- 4.6 The following tree species were recorded: Sycamore, loquat, crab apple and olive.

5 Potential Tree Constraints

- 5.1 Trees T1 and T2 are the only surveyed trees which are within the area of development. The size of T1's root protection area, on paper, will pose a potential constraint to development. T2 will also have to be carefully worked around to avoid damage, as it is being retained as part of the landscape scheme.

6 Arboricultural Impact Assessment

- 6.1 The theoretical root protection of T1 is a circle with radius 10.8m part of which covers the proposed development area. However, an assessment of site conditions suggests that a simple circular RPA is misleading and significant modifications to the RPA are necessary as a result of:
- Significant level differences between the soil level around the tree T1 and the existing patio level: the patio is approximately 1.5m below the level at which the tree is growing.
 - The presence of a brick boundary wall between T1 and the existing patio at No 133, probably forming a physical barrier to root growth.
- 6.2 The combination of these two factors suggested that tree roots would not be prominent in the patio area.
- 6.3 The proximity of tree T1 necessitated a site excavation, to ascertain actual root spread/presence. The proposed basement extension will extend over the area of the current sunken patio.



Photo 1: Showing T1 from the sunken patio of No 133.

- 6.4 The absence of significant roots at the level of the existing patio was confirmed by the digging of Trial Hole 1² pictured below. Trial Hole 1 had no significant roots present, confirming that the proposed basement extension into this area will have a minimal impact on T1.

² For the Location of Trial Pit 1 see Figure 1 – Tree Constraints Plan - in section 9 of this report.



Photo 2 (left): Showing the steps leading up from the patio to the level T1 is growing on, and shows the patio retaining wall.

Photo 3 (right): Trial hole 1 which was dug in the corner of the patio closest to T1, showing no significant roots present.

- 6.5 The proposed building line is not anticipated to go beyond the patio's retaining wall (photo 2). However, significant roots of T1 (given the size of the RPA) could be present behind this wall and may hinder excavation during construction if excavation had to be extended behind it. There may also be future structural implications as well.
- 6.6 In order to clarify root distribution a second trial hole was dug behind the patio retaining wall stretching as far as the boundary wall. This established the level of the footings of the boundary wall – remaining at the same level as seen at the side of the patio, despite the changing of levels of the garden. From the patio, the wall is visible from footings (at the same level as the patio) to top. As the garden rises in ground level it was possible that the wall foundation might have been shallower further along the garden, and that the soil level had simply been raised up against it.



Photo 4 (left) and Photo 5 (right): showing the size and positioning of Trial hole 2 (its position is shown on Figure 1 – Tree Constraints Plan - in section 9 of this report).

- 6.7 Trial Hole 2 determined that the boundary wall continued at the same level along the extent of the boundary in spite of the changing levels of the garden. However, it appeared that one root from T1 had grown through the mortar between bricks, though it only seemed to extend a short distance (approx. 10cm) into site. Five other significant roots from T1 were found within the trial pit, but they did not extend as far as the retaining patio wall. Thus T1's roots were present onsite, but not in significant number, and far fewer than might have been suggested by a simple circular RPA as defined in British Standard 5837. See photos 6-8 below for further information.



Photo 6 (above left): Some of the roots (in red circles) from T1 found during the excavation of Trial Pit 2. The root coming down from the top of the picture was from mature ivy.

Photo 7 (above right): Taken from above the patio retaining wall with the boundary wall at the top of the photo. T1 lies beyond the boundary wall and the top right-hand corner of the photo. Note the continuation of the boundary wall along the site, essentially forming an underground root barrier for T1. The roots seen in the middle right of the picture in higher quantity are from the mature ivy, the thick stem of which is just visible in the top right edge.



Photo 8 (left): One root from T1 was found growing through the weakened mortar in the wall (in red circle), highlighting that the wall is not providing a completely impermeable root barrier (as evidenced by Photo 6). As in Photo 7 as other roots are clearly able to extend into the site. The roots in the right hand side of the picture originate from the adjacent mature ivy.

- 6.8 The conclusion with regards to T1, is that despite the large theoretical Root Protection Area, the roots do not have a significant presence in the area of the proposed basement extension. However, should excavation be required beyond the patio retaining wall, it has been established that some roots are present and therefore care should be taken. The establishment of roots being onsite will also have to be considered during the proposed re-landscaping works. Further details of correct working methodology for working within the Root Protection Areas of retained trees can be provided within an arboricultural method statement.
- 6.9 In order to facilitate the soft landscaping, T2 will require removal. T2 is a C grade Loquat, which is a small garden tree. Provided this removal is included as part of the planning application this should be sufficient to allow tree removal within a Conservation Area.

7 Tree Protection Measures

- 7.1 A Tree Protection & Impact Plan is provided as Figure 2 in section 10 of this report. The plan shows trees to be retained, removed, areas where tree protection is required and areas where a more detailed arboricultural method statement is recommended.
- 7.2 Specific tree protection for this development is not deemed to be required. However it is recommended that the existing decking area in the garden is retained during construction so that it acts as ground protection within the RPA of T1. If the storage of materials or machinery is required in the rear garden it should therefore be placed on the decking.

8 General Method Statement




- 8.1 Other aspects related to trees that need attention during the planning and implementation phases include:
- 8.2 **Location of site office:** The site office(s) should not be located at any stage within the fenced root protection zone.
- 8.3 **On site storage of spoil and building materials:** During construction spoil from demolition or construction materials should **NOT** be stored within the marked root protection area(s). Any facilities on site for the storage of fuel oils, chemicals, cement/concrete should be sited well away from the marked root protection areas with suitable impervious bunds to prevent over flow. In the event of spillages, suitable onsite procedures should be followed as part of operational procedures.
- 8.4 **Fires:** No fires should be lit underneath any tree crowns.
- 8.5 **Crane(s):** In the event that a crane (either temporary or fixed) is used for construction purposes an exclusion zone should be established to prevent interference with tree crowns/branches.

9 Tree Constraints Plan (Figure 1)


Location of Trial Hole #2 dug on 16/01/2018. Length: 1.9m, Width: 0.6m, Depth: 1.8m. Significant roots found but in low quantity.

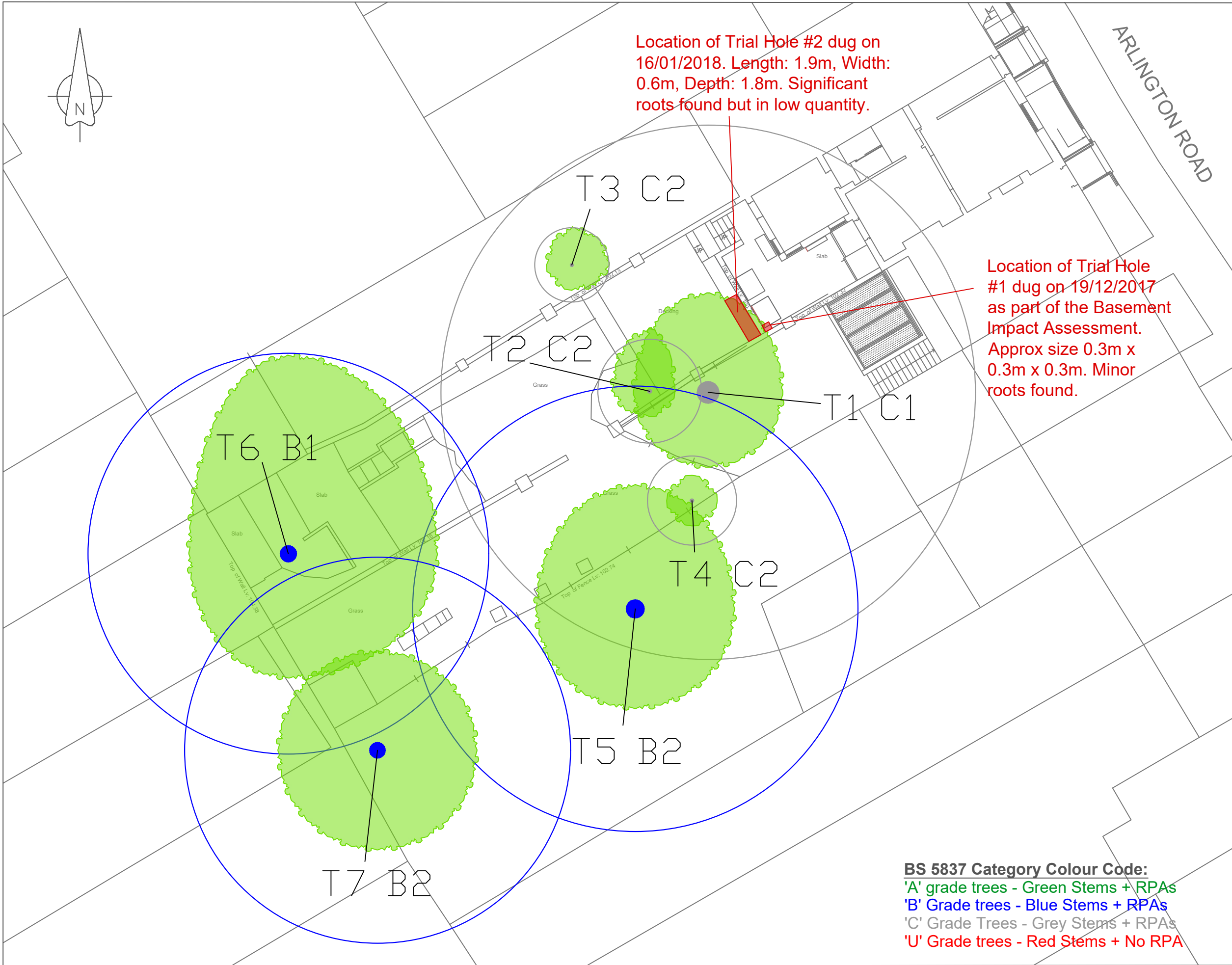
Location of Trial Hole #1 dug on 19/12/2017 as part of the Basement Impact Assessment. Approx size 0.3m x 0.3m x 0.3m. Minor roots found.

LEGEND:

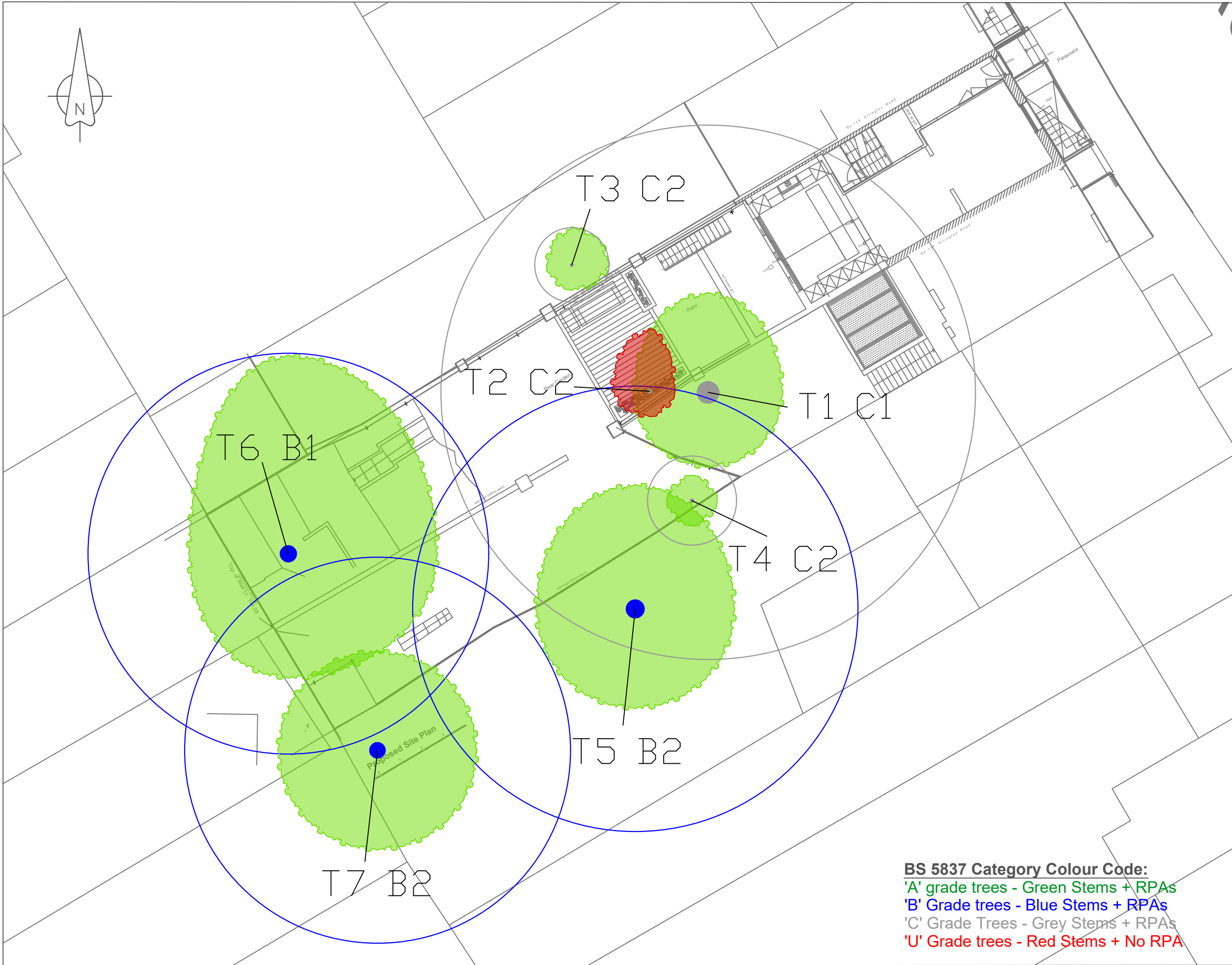
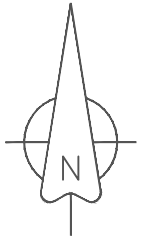
-  Tree Canopy
-  Root Protection Area
-  Tree Stem

BS 5837 Category Colour Code:
 'A' grade trees - Green Stems + RPAs
 'B' Grade trees - Blue Stems + RPAs
 'C' Grade Trees - Grey Stems + RPAs
 'U' Grade trees - Red Stems + No RPA





Drawing Based Upon: -			
Status: FINAL			
Notes:			
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Project: 133 Arlington Road, London, NW1 7ET			
Title: Tree Constraints Plan			
Scale: 1:150		Original Paper Size: A3	
Drawn: JH	Checked: -	Job Ref: 17110	
Figure Number: 1		Rev: 1st	
Date of 1st Issue: 24/01/2018			



10 Tree Impact & Protection Plan (Figure 2)



LEGEND:

-  Tree Canopy
-  Root Protection Area
-  Tree Stem
-  Tree Removal

Drawing Based Upon: -

Status: **FINAL**

Notes:

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Project: 133 Arlington Road, London, NW1 7ET

Title: **Tree Protection & Impact Plan**

Scale: 1:150 Original Paper Size: A3

Drawn: JH Checked: - Job Ref: 17110

Figure Number: **2** Rev: **1st**

Date of 1st Issue: **24/01/2018**

BS 5837 Category Colour Code:
 'A' grade trees - Green Stems + RPAs
 'B' Grade trees - Blue Stems + RPAs
 'C' Grade Trees - Grey Stems + RPAs
 'U' Grade trees - Red Stems + No RPA



Appendix 1 - Notes & Limitations of the Tree Survey

Data collected on each recorded tree reflects the recommendations provided in paragraphs 4.4.2.5 of British Standard 5837:2012. Deviations from the recommendations of the British Standard are described and justified below.

The report does **NOT** necessarily comply with NHBC Chapter 4.2.3 in terms of recording ALL currently small but potentially large trees, hedgerows and shrubs on the site and on adjacent sites. It does however identify currently significant trees with stem diameters greater than 7.5 cm and any significant tree stumps that are found during the survey. Other vegetation (e.g. shrubs and removed stumps) cleared prior to the tree survey has not been recorded. The tree survey is guided by the topographic survey, where provided by the client, to identify the area of interest and the individual trees that need to be surveyed. Trees missing from the topographic survey may be manually added if thought significant during the tree survey; the tree survey may also record a group of individual trees as one group rather than record individual stems. Where a structural engineer considers the tree survey does not provide adequate detail for their purposes it is recommended that the engineer makes contact with the arboriculturist to obtain further information if available.

Third party trees on adjacent land

In most cases the tree survey has been undertaken from within the confines of the client's land and relevant boundaries. The roots and branches of some trees on adjacent land may grow into and over the surveyed site and, even if this is not visibly obvious, may provide constraints to development on the surveyed site. Access to trees on adjacent land is unlikely to have been prearranged and thus cannot be assumed. Thus, where third party trees are listed as surveyed and data appears in the survey sheet, estimates of both tree size and condition are likely to have been estimated without physically visiting the third-party trees. In some cases, lack of access and visibility may lead to our assessment of third party trees to be less than complete. Further discussion with Duramen Consulting Ltd is recommended where third-party trees constrain development of a site.

The following abbreviations and conventions have been used in this report. Please note the limitations in **bold**, particularly with regards to tree stability and resulting safety issues.

Tree Number: T (individual tree), G (group of stems/trees, possibly of coppice origin (i.e. originating from a single tree) or several trees planted together or self-seeded) or S (stump of tree, normally cut at or nearby ground level). Shrubs (Sh) may also be recorded where they are considered to provide amenity or privacy that it may be desirable to retain post development.

Species: Commonly known name; Scientific name is recorded separately, if considered significant and useful.

Height: Height of a tree can normally be estimated with a clinometer where adequate visibility allows lines of sight to be established with both the base and top of the tree. To provide an accurate estimate of height, these sightlines should stretch to a distance from the tree at least as great as the tree is high (i.e. 20m for

a 20m tall tree). Where several trees of similar height grow nearby it is reasonable to measure one tree and estimate the heights of nearby trees by comparison.

In small gardens and restricted places where this is not possible, height may have to be estimated based on the surveyor's experience. No record is normally made of which trees were used as reference trees. Tree heights from a ground survey (where available) can also be used as reference heights.

Stem Diameter: Larger stems which are likely to define the edge of root protection areas are normally measured at 1.5m above ground level with a diameter tape to the nearest millimetre. Those trees that are less likely to define the edge of the root protection area, or which were difficult to access may have been assessed visually by use of reference instruments such as tape measures or other objects of known size (e.g. a sheet of A4 paper – 21 x 30 cm). Where ivy and other vegetation such as holly, or slope or other considerations prevent accurate measurement the diameter estimate is marked with a * to show it is approximate. Estimates are stated in millimetres.

Where more than one shoot grows at 1.5m above ground level, the diameter has not been measured at 1.5 m but above the root flare, normally where diameter is smallest between 0.2 and 0.5m above the ground. Such estimates will be recorded as "RF".

Branch spread: This parameter records the radial distances between the tree trunk and the end of the furthest branches in the direction of the four cardinal compass points. Where light conditions allow these have been measured on the largest trees using a laser device to the nearest 0.1m. In most cases however, unless the crowns look visibly uneven due to branch loss or neighbouring competing vegetation, circular crowns are assumed, and only one figure is reported.

Crown Clearance: This parameter estimates the lowest point of the crown from the ground. Minor and dead branches are ignored.

Age Class: Y: Young; M: Middle Aged; MT: Mature; OM: Over Mature; V: Veteran

Physiological Condition: Good (healthy); Fair (some signs of lack of vigour and/or poor health); Poor (definite signs of lack of vigour and/or poor health); Dead

Structural Condition: Comments on structural condition of trees are restricted to what was seen of each tree - access and/or visibility restrictions may limit the scope of the assessment; a complete health and safety audit was **NOT** conducted, but where defects were observed that need further investigation a recommendation for more detailed examination may be provided. Alternatively, an annual inspection may be recommended (e.g. of a roadside tree). If the tree is of little further value, removal of the tree may be recommended without further investigation suggested.

Observations on tree health and structural condition and stability and resulting recommendations may change with time. Trees are living organisms and climatic events (e.g. strong wind, drought, lightning, floods), human actions (e.g. vehicles, machinery, vandalism, application of chemicals) and other vectors (e.g. pests & diseases) may alter the health and/or structural stability of trees over relatively short periods of time. Annual reassessments are recommended for most trees that occur nearby property, areas of frequent use and other areas where a duty of care might be considered to apply. **Thus, our assessment of structural**

condition is valid on the day of inspection and for the vast majority of trees should be adequate for twelve months from the date of the survey. In a small proportion of cases however trees may appear healthy and structurally sound on the day of inspection, provide little or no sign of having health, stability or structural problems but rapidly deteriorate at a later date or over a period of time. Vigilance is therefore recommended and if signs of significant structural or health change are seen, further professional advice should be sought. **No liability can be accepted for any structural deterioration of the tree occurring after the date of our inspection or that was not visible on the day of inspection.**

Where this report is relied upon at a later date and in particular over 12 months from the date of the tree survey, the reader should be aware that the structural condition and health of the surveyed trees may have changed and a re-inspection may lead to significantly different observations, recommendations and conclusions. This is especially important where trees cause significant constraints to development of a site.

Where an inspector from Duramen Consulting has seen what he or she considers to be a "dangerous" tree the inspector will attempt to inform a responsible person on site verbally and for both occupied and non-occupied sites the nature of the danger provided by the tree will be recorded in the data sheet.

Additionally, some tree structural defects may be difficult to see through other vegetation such as brambles or tall herbaceous plants, ivy and other climbers growing on stems; in some cases visibility is restricted through lack of 360° access to the base of the tree. Partial sight of one side of a tree may mean that serious defects can be overlooked. Cutting the main stems of climbers around the base of each tree is recommended in many cases. Such cutting should lead to their death over several years and allow a more thorough visual inspection at a later date once the climber has been removed or naturally decayed and fallen off. Species such as ivy may provide habitats for a variety of wildlife species, some of which, like bats, may be legally protected. In some cases further advice on wildlife legislation may be advisable (see below).

Preliminary Management Recommendations: Where action is recommended a preliminary suggestion is made. Further discussion is likely to be needed to assess the need and its priority. Removal of ivy may be useful; crown pruning to remove dead wood may be recommended if new buildings are to be erected nearby a tree or if access to the tree is likely to increase; sometimes complete tree removal may be suggested. The action recommended is the minimum required and may not include other factors such as the desire to keep the tree in an attractive shape or stump removal.

Estimated Remaining Life Contribution: No standardised method is recognised for making estimates of remaining life span of a tree. The estimates given are based on a rapid assessment of the health and structural condition AND the location of the tree in relation to any targets. Thus a roadside tree with a particular defect may be given a lesser life expectancy than a similar tree located deep in rarely visited woodland.

Category Grading: British Standard 5837 (BS) suggests the use of four categories for tree quality - three for tree retention (A, B and C) and one for unsuitability (U). For retained trees, three subcategories are suggested by the BS - arboricultural

(1), landscape (2) and cultural/conservation (3). Grade "A" trees are of high quality and value making a substantial contribution with a life expectancy over 40 years. Grade "B" trees are of moderate quality and value making a significant contribution with a life expectancy over 20 years; Grade "C" trees are of low quality and value with a life expectancy over 10 years or young trees with a stem diameter less than 150mm.

Category "U" trees are mostly recommended for removal due to serious, irreparable structural defects or health conditions but in some cases their retention may be desirable.

Appendix 2 contains further details of the BS categories.

Wildlife considerations: Legislation in the United Kingdom protects a range of plant and animal species. The two groups of protected animals most commonly encountered with regards to trees are birds and bats. Trees by their very nature have structures that may allow bats to shelter or roost in them. These include cracks in bark, ivy growth and crevices and cracks in structural wood of both bole and branches that may develop over the lifetime of a mature tree. Reasonable care must be taken whilst undertaking any tree work to identify the presence of bats and/or bat roosts. Work must stop if any are found and advice sought from an appropriately licensed person. A qualified bat ecologist should be able to provide more detailed advice.

The tree survey described and recorded in this report did **NOT** include a scoping survey for protected species. Up to date details of such protection, including birds and their nests is best sought from a qualified ecologist.

Appendix 2: British Standard 5837 categorisation for tree quality

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
<p>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</p>	<ul style="list-style-type: none"> 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 category U trees (e.g. 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 <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>		
<i>Sub Categories:</i>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values + conservation
Trees to be considered for retention			
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or 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)
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	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 material conservation or other cultural value
<p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	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 no material conservation or other cultural value

Appendix 3: Tree Data

Tree data for 133 Arlington Road, London

Date of survey: 10 January 2018

Arboricultural Consultant/surveyor:

JH

Tagged: No

Weather & Light conditions:

Cool

Dry

Sunny, Clear,
Overcast,
Misty, Dark

Calm, Light breeze,
Strong Wind, Storm

Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m)				Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, forks, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Competing Crowns, Open Grown	Root Protection Area (radius equiv m)	BS 5837 Category Grading
					North	East	South	West									
T1	1	Sycamore	20	900	4	3	3	3	0	Mature	10 - 20 years	Moderate	Large offsite tree which is on same level as decked seating area, limited view of tree from site, upright form, deadwood, growing approx 2, higher than patio, some deadwood	Fair	Very dense ivy throughout, previously reduced	10.8	C1
T2	1	Loquat	9	170	2.5	1	1	1.5	1	Early Mature	10 - 20 years	Moderate	Garden tree growing next to boundary wall, some basal growth present from historically removed second stem	Fair		2.0	C2
T3	2	Olive	3.5	136	2	2	1	1	1	Early Mature	10 - 20 years	Low	Small offsite garden tree, growing approx 0.5m from boundary wall, historic lean north	Fair		1.6	C2
T4	1	Crab Apple	4	160	1	1	1	1	0	Early Mature	10 - 20 years	Low	Suppressed tree growing next to/on boundary, broken branches	Poor	Dense Ivy	1.9	C2
T5	1	Sycamore	19	750	5	4	4	4	1	Mature	20 - 40 years	Moderate	Offsite tree behind wall, potential multistem	Fair	Dense Ivy	9.0	B2
T6	3	Sycamore	19	678	8	6	5	7	2	Mature	20 - 40 years	Moderate	Growing at end of garden in raised area, broken branches, 1.5m from west boundary wall, 2m from north boundary wall, some broken branches present	Fair		8.1	B1

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red

Tree data for 133 Arlington Road, London

Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m) North, East, South, West				Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, forks, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Competing Crowns, Open Grown	Root Protection Area (radius equiv m)	BS 5837 Category Grading
T7	1	Sycamore	19	700	4	4	4	4	0	Mature	20 - 40 years	Moderate	Growing offsite next to boundary wall, potential multistem, upright form, 1m from western boundary	Fair	Dense Ivy	8.4	B2

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red