



Tree Survey Schedule

1 Boscastle Road, London

November 2018

Tree Survey Schedule: Explanatory Notes

1 Boscastle Road, London

<p>This schedule is based on a tree inspection undertaken by Nigel Kirby of SJA Trees (the trading name of Simon Jones Associates Ltd.), on Tuesday the 27th November 2018. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.</p> <p>The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.</p> <p>The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.</p> <p>Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.</p> <p>1. Tree no. Given in sequential order, commencing at "1". Numbers correspond with numbering on topographical survey plan.</p> <p>2. TPO. Trees known to be covered by a Tree Preservation Order from Camden Borough Council indicated as either yes (Y) or no (N) as shown in the TPO schedule.</p> <p>3. Species. 'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe. Botanical names are shown in italics.</p> <p>4. Height & Trunk diameter. Estimated with the aid of a hypsometer, given in metres. Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.</p> <p>5. Radial crown spread. The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.</p> <p>6. Crown break. Height above ground and direction of growth of first significant live branch.</p>	<p>7. Crown clearance. Distance from adjacent ground level to lowest part of lowest branch, in metres.</p> <p>8. Age class. Young: Age less than 1/3 life expectancy Semi-mature: 1/3 to 2/3 life expectancy Mature: Over 2/3 life expectancy Over-mature: Mature, and in a state of decline Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life. Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.</p> <p>9. Physiology. Health, condition and function of the tree, in comparison to a normal specimen of its species and age.</p> <p>10. Structure. Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay. Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species. Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure. Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse. Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse. Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of failure or collapse. Hazardous: Significant and irremediable physiological or pathological defects, with a risk of imminent collapse.</p> <p>11. Comments. Where appropriate comments have been made relating to: -Health and condition -Safety, particularly close to areas of public access -Structure and form -Estimated life expectancy or potential -Visibility and impact in the local landscape</p>	<p>12. Category. Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.</p> <p>Category U: Trees 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>Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p> <ol style="list-style-type: none"> (1) Trees that are particularly good examples of their species, especially if rare or unusual. (2) Trees, groups or woodlands of particular visual importance as arboreal and/or landscape features. (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value. <p>Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.</p> <ol style="list-style-type: none"> (1) 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 minor 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. (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality. (3) 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 150mm.</p> <ol style="list-style-type: none"> (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories. (2) 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 landscape benefits. (3) Trees with no material limited conservation or other cultural value.
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TREE SURVEY SCHEDULE
1 Boscastle Road, London

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
1	N	Crab apple	7m	375mm	2.75m N 3m E 2.5m S 2.25m W	2m	2m	Semi-mature	Average	Poor	Twin stemmed from 1.5m; mechanical wounding on trunk; small ornamental tree; crown has been heavily reduced or "topped" in past; unremarkable tree of very limited merit; of low quality, of low landscape value, and of short-term potential only.	C (123)
2	N	Swamp cypress	14m	320mm	1.5m N 2.5m E 2.5m S 2m W	6m	6m	Semi-mature	Average	Moderate	Ornamental tree, asymmetrical crown as suppressed by adjacent specimens; single stem; tall, drawn-up; readily visible from rear gardens of Boscastle Road and Grove Terrace, heavily ivy-covered from ground level up to 12m; upper 2m glimpsed between Nos. 1 and 3 Boscastle Road, as well as No. 1 Boscastle Road and No. 10 Dartmouth Park Road, hidden in other long direct views by adjacent trees and dwellings; of moderate quality and of medium-term potential, but of low landscape value.	C (1)
3	Y	Yew	11m	540mm	3m N 3.75m E 3.75m S 3.25m W	1.5m	1.5m	Semi-mature	Average	Moderate	Concrete pavements and hard surfacing located up to and adjacent to the base; evidence of rooting activity beneath pavements, prominent buttress roots; single trunk, epicormic growth from 1.5m up to 2m to main crown break; numerous tight compression forks indicative of species growth habit within central crown, appears historically topped into an ornamental shape, contributes to and provides low-level boundary screening with dwellings of Grove Terrace approximately 55m to W; upper 2m, glimpsed in a narrow view between Nos. 1 and 3 Boscastle Road; view obscured by existing Magnolia between 1 and 3 Boscastle road, directly to W of existing garage; glimpsed between 1 Boscastle Road and 10 Dartmouth Park Road but predominantly obscured by existing silver birch between properties; hidden in all other long direct public views and obscured by existing and adjacent trees; of moderate quality and of long-term potential, but of low landscape value.	C (1)
4	N	Beech	19.5m	620mm	7.5m N 6.75m NE 7.25m E 9m S 7.25m W	4m	5m	Mature	Average	Moderate	Prominent buttress roots; single trunk; wide-spreading canopy; decurrent form; significant component of group in which it stands; readily visible between rear gardens of Grove Terrace, Dartmouth Park Road and Boscastle Road, in keeping with character of local area, contributes towards boundary screening, glimpsed in views between 1 and 3 Boscastle Road as well as 1 Boscastle Road and 10 Dartmouth Park Road, hidden in other long direct public views; of moderate quality and landscape value, of medium-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
5	N	Ash	21m	est. 925mm (over ivy)	6.5m N 5.25m E 4.5m S 6m W	8m	8m	Mature	Average	Moderate	Prominent buttress roots; inspection of base impeded by dense ivy-cover; unable to visually inspect trunk or main branch unions; appears to fork into two codominant stems at 5m; S codominant stem appears to have been historically topped at 10m with notable epicormic growth growing out of dense ivy; N stem taken over apical dominance and forms majority of crown; ivy extends into upper extremities up to 15m above ground; readily visible from rear gardens of Boscastle Road and Grove Terrace; readily visible between Nos. 1 and 3 Boscastle Road and along Dartmouth Park Road; essential component of group in which it stands; contributes towards boundary screening; maintains arboricultural character of local area; of moderate quality and landscape value; of medium-term potential.	B (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Crab apple	63.6m ²	4.5m
2	Swamp cypress	46.3m ²	3.84m
3	Yew	131.9m ²	6.48m
4	Beech	173.9m ²	7.44m
5	Ash	387.1m ²	11.1m