TIM MOYA ASSOCIATES

Arboricultural Report

for planning purposes

23-25 Adelaide Road
Chalk Farm,
London,
NW3 3QB

October 2021

210870-PD-11

Project	210870-PD-11 – 23-25 Adelaide Road, London, NW3 3QB
Report Type	Arboriculture (Planning)
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Checked by	Tim Moya
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1 EXECUTIVE SUMMARY

1.1 The key components and conclusions of this *Arboricultural Report* (the 'Report') are as follows:

- The proposed development at *23-25 Adelaide Road* ('the Site') is for the consolidation of entrances to the shared front gardens, removal of piers to the street boundary wall, repair works and painting of the front boundary walls, addition of timber bin stores, mixed re-surfacing of the site, introduction of new planters and painting of building facades ('the proposed development'), within the area administrated by *London Borough of Camden* ('the LPA').
- Three small trees / shrubs will be removed as part of landscape improvements to the site while the existing mature trees have been incorporated into the design.
- At this stage of the planning process, the proposed development has included new raised beds to provide shrubs and other forms of vegetation within a more formal context. There is considered to be sufficient capacity to mitigate the proposed loss of small trees / shrubs with new planting located within the Site.
- A working methodology for demolition and construction adjacent to the retained trees is provided within this report.
- The proposed development has minimal impacts upon trees and landscaping with the potential to enhance the landscape and amenities of the property. The proposals are therefore considered to be positive in landscape terms.
- The proposed development has complied with local planning policies in relation to trees. Specifically, trees have been properly considered in formulating these proposals and alterations have been made to accommodate the retention of trees and to minimise impacts on retained trees.

2 INTRODUCTION

Instruction

2.1 This *Arboricultural Report* (the 'Report') has been instructed by *Cristina Siladi* (the 'Client').

Author

2.2 This report has been prepared by Edward Cleverdon. Edward is a senior arboricultural consultant dealing with trees in relation to all forms of human activity including the built environment. Edward is a professional member of the *Arboricultural Association*, an associate member of the *Institute of Chartered Foresters*, graduated with a BSc (hons) degree in *Arboriculture* from *The University of Central Lancashire*, is a *LANTRA* qualified professional tree inspector; and a registered user of *Quantified Tree Risk Assessment*.

Proposed development

2.3 The proposed development at *23-25 Adelaide Road* ('the Site') is for the consolidation of entrances to the shared front gardens, removal of piers to the street boundary wall, repair works and painting of the front boundary walls, addition of timber bin stores, mixed re-surfacing of the site, introduction of new planters and painting of building facades ('the proposed development'), within the area administrated by *London Borough of Camden* ('the LPA').

Scope

2.4 This report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 6th September 2021 by the author. The details of this survey are found within the report appendices.

2.6 The survey was not an assessment of the health and safety of the trees. However, any trees identified as a current notable risk to people and property will have been highlighted in the schedules, at Appendix B.

Image 1: aerial photograph of the site with approximate red line boundary, Google images not to scale.

Report preparation

2.7 This report has been prepared, with reference to the following supplied documents and information:

- proposed architectural plans;
- topographical survey.

2.8 The appendices of this report include:

- Appendix A (plans); and
- Appendix B (schedules).

Definition of terms

2.9 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - "*methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained*".
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
- **Root Protection Area ('RPA')** - "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority*.
- **Service(s)** - "*any above- or below-ground structure or apparatus required for utility provision*" that may for example include "*drainage, gas supplies, ground source heat pumps, CCTV and satellite communications*".
- **Tree Protection Plan ('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

3 SITE INFORMATION

Current Site use

3.1 The site is formed of the front gardens of Number 23 - 35 Adelaide Road which are in a state of disrepair and require refurbishment. The most notable works required include the repair or rebuild of the front boundary wall which has been pushed out over time by the stems or epicormic growth of the mature trees that line the front boundary, the replacement of existing and inclusion of new hard surfacing across the site, the introduction of new purpose-built bin stores; and the introduction of planters to improve the aesthetics of the site.

3.2 Key trees on the site include the mature lime trees T1 - T3 which are regularly pollarded to keep a narrow form, and the mature cherry tree T4 which has recently undergone significant limb reduction on the northern aspect of the canopy towards the road.

3.3 All four trees are planted within locations adjacent to the low front boundary wall and have exerted pressure over time through stem growth, stem lean or epicormic growth; resulting in significant movement in the structure of the wall. In order to avoid future conflicts, the proposal seeks to demolish the wall to ground level and rebuild with gaps around the stems of the trees.

3.4 Surfacing across the site is formed of a mix of grassed areas, paving flags and concrete paths which the development seeks to regenerate to create a more cohesive residential setting. Bins are also informally stored within areas of concrete surfacing adjacent to trees which the development seeks to replace with timber framed bin stores.

3.5 The trees present a significant landscape feature within the Adelaide Road street scene which the development seeks to retain by incorporating a mix of low impact design and no-dig surfacing across the site.

Image 2: stem lean of T1 out towards the road and adjacent boundary wall.

Image 3: damage to wall adjacent to T1.

Image 4: movement and damage to wall adjacent to T2.

Image 5: soft surfacing around trees will be replaced with Flexipave or other porous no-dig solution.

Image 6: hard surfacing around trees will be replaced with porous paving.

Image 7: young cherry tree T7 will be removed to facilitate landscape improvements.

Image 8: viburnum shrub S8 will be removed to facilitate landscape improvements.

Image 9: young holly tree T9 will be removed to facilitate landscape improvements.

Landscape character

3.6 England is divided into 159 distinct areas ('*National Character Areas*' or 'NCAs'), assessed by *Natural England*, which follow natural lines in the landscape to define the given area and how it differs from adjacent areas.

3.7 The Site is within NCA 112 for the area known as *Inner London* (the Profile'), which is predominantly urban and "*relies heavily on ecosystem services provided by the surrounding NCAs*". Nonetheless, it has an "*extensive network of green infrastructure throughout*" that is often "*close to people's homes and places of work*", though "*many*

communities in London suffer a shortage of green space". The Profile recognises that it is important to "*protect, manage and plan for expansion of the urban forest*", because of its overall beneficial effects to the character and function of the NCA.

Geotechnical information

3.8 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay* (comprised of clay, silt and sand), over which no superficial deposits are recorded.

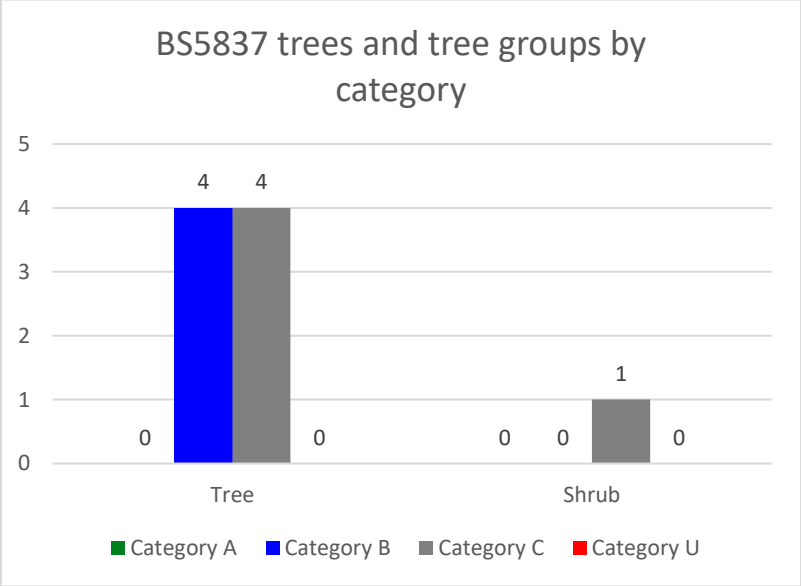
3.9 There are publicly available borehole logs adjacent to the Site that confirm the presence of stiff silty clay below layers of made ground.

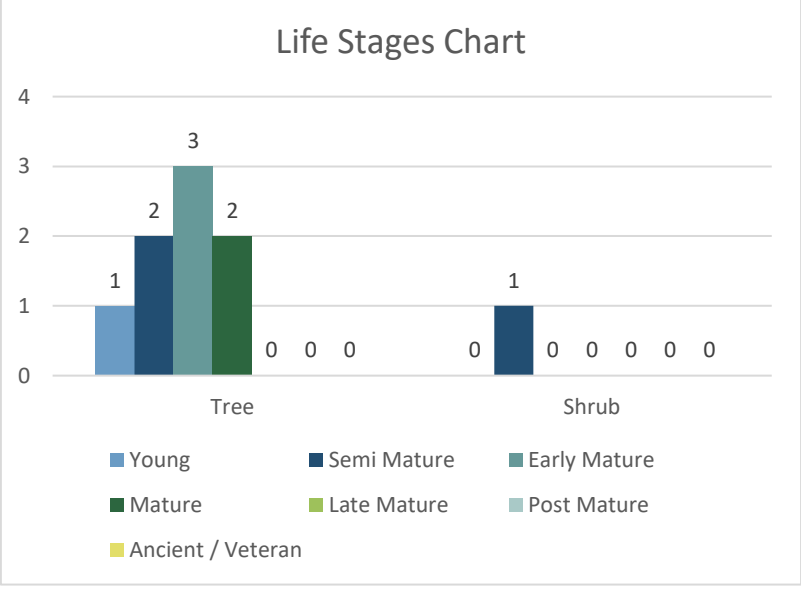
3.10 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.

4 TECHNICAL ARBORICULTURAL DETAILS

BS5837 details

4.1 The surveyed trees and vegetation items have been generally categorised, in terms of the landscape criterion as defined in BS5837, which focusses on the wider value afforded in contributing to the character of the landscape, in place of the individual merits of each item.





Statutory protections

4.2 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site and any surveyed trees adjacent to the Site are not within a CA.

4.3 The LPA have confirmed via email on 29th October 2021 that there are *Tree Preservation Orders* ('TPOs') that apply to the lime trees T1 - T3. The relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012* therefore apply, to these trees.

5 PLANNING POLICY AND GUIDANCE

National

5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* (the 'NPPF')[1] that was published in July 2021.

5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

5.3 In the context of the proposed development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:

- **Paragraph 131** - "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*"
- **Paragraph 174** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland*".

Greater London

5.4 Planning policy at the *Greater London* level is set out in *The London Plan* (the 'LP'). The current iteration of the LP was published, in March 2021.

5.5 In the context of the proposed development, the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy D8 Public Realm** - "*[D]evelopment proposals should: ... i) incorporate green infrastructure such as street trees and other vegetation into the public realm*

1 - HMCLG. (2021) National Planning Policy Framework. UK: HMSO.

to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity".

- **Policy G1 Green Infrastructure** - "*London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits*".
- **Policy G7 Trees and Woodlands** - "*Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy*".

Local

5.6 Planning policy at the local level is currently set out in the LPA's Local Plan (the 'LDP'), published in 2017.

5.7 In the context of the proposed development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy D1: Design** - "*The Council will seek to secure high quality design in development. The Council will require that development: ... k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping*";
- **Policy D2: Heritage** - "*The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; ... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area*"; and
- **Policy A3: Biodiversity** - "*The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees ... [and] l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or*

harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development".

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

6.1 Three small trees / shrubs will be removed as part of landscape improvements to the site.

6.2 While some small tree / shrub loss is required in order to facilitate the proposed development, these losses have been confined to the lower quality trees on the site while better quality trees have been retained. By seeking arboricultural advice and designing for tree retention, the proposals have provided the best possible chance of successfully retaining better quality trees. A schedule of all proposed tree works with reasons for the works is attached at Appendix B.

Mitigation greening

6.3 At this stage of the planning process, the proposed development has included new raised beds to provide shrubs and other forms of vegetation within a more formal context. There is considered to be sufficient capacity to mitigate the proposed loss of small trees / shrubs with new planting located within the Site.

6.4 Details relating to the provision of a landscape specification can be provided, in response to a suitable planning condition.

Retained tree juxtapositions

6.5 In relation to the retained trees and vegetation (including any outside of the Site), the proposed development does not place any increased pressure upon these items that may result in inappropriate management (e.g., major branch removal or heavy pruning). The proposed development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees and vegetation.

Demolition works

6.6 The TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of the proposed development, based on the details that are currently available. This TPP includes an AMS, which provides some baseline information relating to the installation and management of tree protection measures.

6.7 The demolition of the existing hard surfaces on the site will have the potential to impact upon retained trees. Where these operations are to take place within the root protection area (RPAs) of retained trees special methods of work will be required. These specific areas are highlighted and precautionary measures outlined in the tree protection method statement at Appendix A.

6.8 A working methodology is supplied below:

- All working operations with tree RPAs are required to be carried out under the guidance and supervision of the arboricultural clerk of works.
- The use of machinery to fracture and remove waste material will only be permitted if approved by the supervising arboricultural clerk or works and under the careful guidance of a banksman.
- Works will commence at the point closest to the tree and operate backwards until outside the designated RPA to avoid moving over exposed ground.
- Working from either outside the designated RPA or from an area of existing hard standing or temporary ground protection, the upper surface layer of hard standing will be fractured into small sections.
- Broken material will be lifted and removed to a designated storage area located outside the RPA of retained trees.
- The removal of the sub-base material will be undertaken in a carful manner, ensuring that no excavation works occur beyond the depth of the built material and into the soil layer below.

Construction works

6.9 Built development for new hard surfacing and light structures is proposed within the root protection area of retained trees. Details of the measures proposed are included in the Tree Protection Method Statement at Appendix A. A working methodology is detailed below.

6.10 A working methodology for the construction of new hard surfacing within RPAs is included below:

- All areas of existing hard surfacing to be replaced with paving will utilise the existing subbase depth to avoid excavation within undisturbed ground, unless hand dug excavations are monitored by the arboricultural clerk of works to ascertain the depth of significant roots. The proposed surface treatment will utilise porous paving slabs to facilitate water infiltration and gas exchange between the surface and roots below.
- All areas of new hard surfacing within grassed areas will utilise Flexipave, cellular confinement systems or other no-dig or porous surfacing that does not require a subbase. All works to create these new hard surfaces most be overseen by the arboricultural clerk of works.

- A surface scrape for no-dig surfacing may be undertaken by hand or using a rubber tracked mini excavator and sharp edged (not toothed) grading bucket to scrape back no more than 50mm depth of surface vegetation.
- Excavation along the edges closest to the trees may be undertaken by hand, working under guidance of the arboricultural clerk of works, to gauge the depth of surface layer and the level at which significant roots are present.
- Any exposed roots measuring less than 25mm diameter will be cut cleanly at the edge of the working area to leave as small a wound as possible.

6.11 A working methodology for the construction of slab / raft foundations within RPAs is included below

- A maximum 50mm vegetation scrape will be permitted to create an even surface.
- Should no roots be uncovered further careful excavation may be made by hand around the permitter of the slab location closest to the tree, whilst monitored by the arboricultural clerk of works, to ascertain the depth of significant roots greater than 25mm diameter.
- Once the base level of the slab has been ascertained, the excavated area will be lined within 1000-gauge polythene membrane prior to the concrete pour to prevent concrete from leaching into the soil.

6.12 Demolition and construction of the replacement boundary wall will observe the following methodology:

- The roots of the trees are likely intertwined or pushed into the foundation line of the wall, therefore where feasible the wall should be demolished to ground level only and the wall built up from the existing footings.
- Where this is not possible due to the condition of the existing footings, the subbase material may be manually broken out by hand exposing any significant roots within the foundation line.
- As the wall will not be rebuilt adjacent to the stem of the retained trees, the presence of significant roots within 1m surrounding the tree may be a good indicator of the best dimensions to start and stop this gap.
- Where significant roots, greater than 25mm diameter, are exposed further than 1m from the tree, they may not be cut back to allow for realignment of the footings but must instead be incorporated into a lintel or other method of bridging or gapping the root within the foundations.

- Any exposed roots within the footings must be wrapped with 1000-gauge polythene membrane and a flexible plastic casing prior to the concrete pour to prevent damage.

7 CONCLUSIONS

Arboricultural impacts

7.1 The proposed development has minimal impacts upon trees and landscaping with the potential to enhance the landscape and amenities of the property. The proposals are therefore considered to be positive in landscape terms.

Landscape impacts

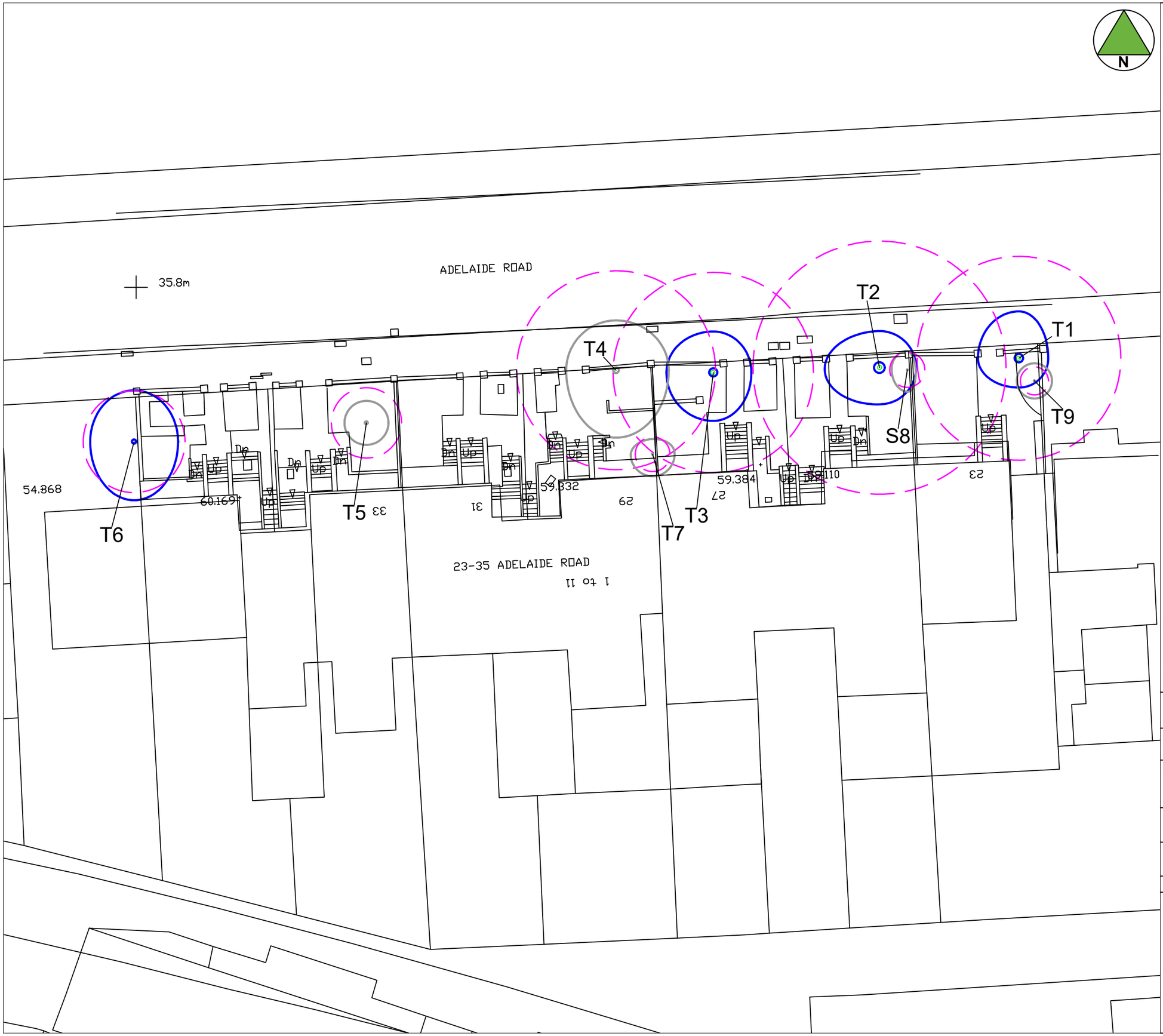
7.2 Landscape proposals, with regard to planting detail, have not yet been formulated but there is sufficient space within new raised beds to plant shrubs and vegetation which can contribute significantly to the amenities of the site. The detail of the size, number of new planting on the site may be conditioned as part of the consented development.

Policy compliance

7.3 The proposed development has complied with local planning policies in relation to trees. Specifically, trees have been properly considered in formulating these proposals and alterations have been made to accommodate the retention of trees and to minimise impacts on retained trees.

APPENDIX A - Plans

- 210870-P-10 Tree Survey
- 210870-P-11 Proposed Works and Protection



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BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

REV	DATE	DESCRIPTION	DRAWN
-	xx.xx.xx	-	xx
Base Drawing			
-	09.10.21	TOPO	

0 1m 5m 10m

Title
Tree Survey

Client
Cristina Siladi

Project
23-25 Adelaide Road, Chalk Farm, London NW3 3QB

Date	Drawn by	Checked by
September 2021	HR	EC
Drawing No	**Rev**	**Scale**
210870-P-10	-	1:250@A3

DO NOT SCALE Use only figured dimensions

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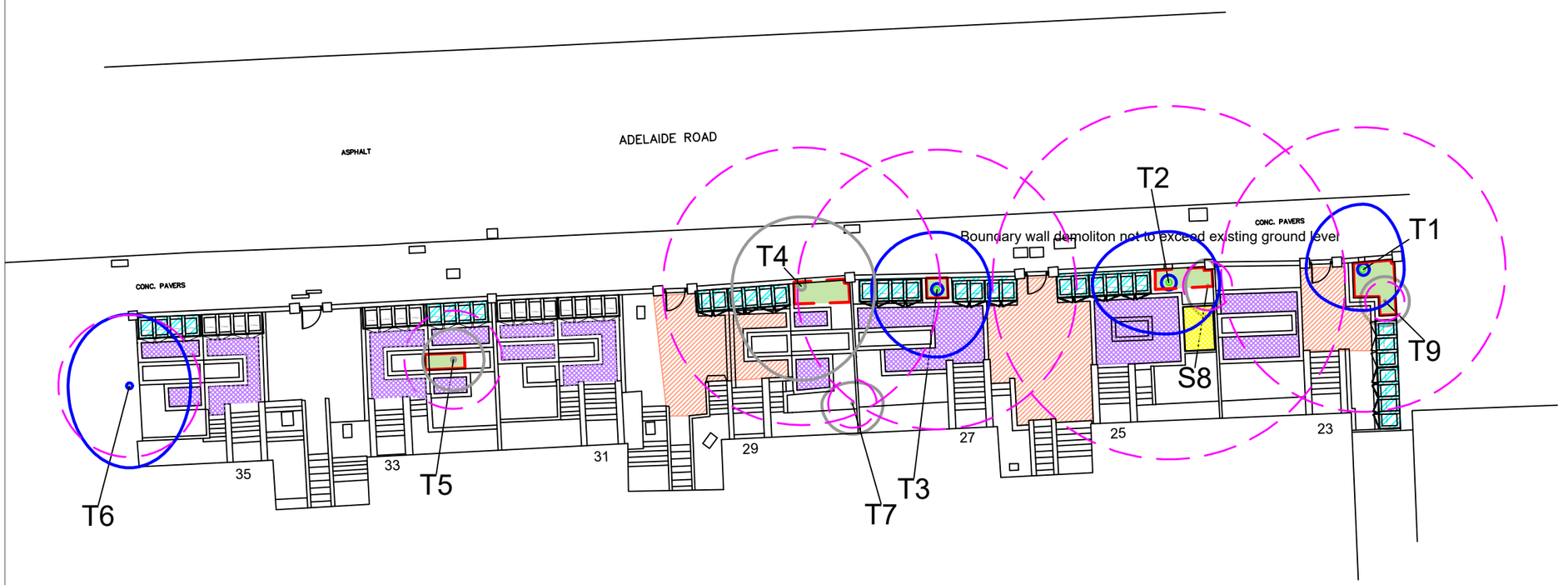

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BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Position of protective fencing and tree protection zones.

Areas of existing hard surfacing to be replaced with porous paving.

Areas of existing soft surfacing to be replaced with Flexipave or other porous no-dig solution.

Bike store cast on above-ground slab.

Proposed bin store areas cast on minimum depth reinforced slab utilising surface scrape only to install.

REV	DATE	DESCRIPTION	DRAWN
a	07.10.21	5391_00_100 updated	HR
Base Drawing			
-	29.10.21	5391_00_100	

0 1m 5m 10m

Title
Proposed Layout and Tree Protection

Client
Cristina Siladi

Project
23-25 Adelaide Road, Chalk Farm, London NW3 3QB

Date	Drawn by	Checked by
September 2021	HR	EC
Drawing No	**Rev**	**Scale**
210870-P-11	a	1:250@A3

DO NOT SCALE Use only figured dimensions

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APPENDIX B - Schedules

- 210870-PD-10 Tree Schedule
- 210870-PD-12 Tree Work Schedule

210870-PD-10-Tree schedule (BS5837)

TIM MOYA ASSOCIATES

210870 - 23-25 Adelaide Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	1	Tilia cordata (Small Leaved Lime)	10.0	58	1	3.2		2.0		2.0		2.8		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Minor stem lean. Located in raised brick planter. Planter splayed. Dense ground vegetation prevents close inspection. Multi stemmed above 4m. Stem location not accurately located on topo.	06/09/2021	152.2	7.0	20-40	**B2**
Tree T2	1	Tilia cordata (Small Leaved Lime)	14.0	72	1	2.5		2.5		2.5		3.74		7.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Located at higher level than adjacent garden. Low retaining wall. Significant movement boundary wall. Epicotmic growth between base and wall. Vegetation obscures basal inspection.	06/09/2021	234.5	8.6	20-40	**B2**
Tree T3	1	Tilia cordata (Small Leaved Lime)	12.0	57	1	2.8		2.6		3.3		3.2		6.0		Early Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Dense epircomic growth. Extensive wall movement. Light hard surfacing for bin area. Basal vegetation obscures inspection.	06/09/2021	147.0	6.8	20-40	**B2**

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

210870 - 23-25 Adelaide Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T4	1	Cerasus avium (Wild Cherry)	11.0	56 COM	2	3.4		3.6		4.6		3.4		2.0		Mature	Structural condition Fair. Physiological condition Fair. Crown - Sparse upper crown. Higher value C category tree, reduced due to form and life expectancy. Varied levels and retaining walls. Brickwork and rubbish around stem. Concrete bin store at slightly higher level. Stem leaning on wall. Significant movement. Fused stems. Recent crown reduction, large diameter wounds over road. Basal inspection obscured.	06/09/2021	144.8	6.8	10-20	C1
Tree T5	1	Cordyline australis (Missing Species)	5.0	20	1	1.5		1.5		1.5		1.5		2.0		Early Mature	Structural condition Fair. Physiological condition Fair.	06/09/2021	18.1	2.4	10-20	C1
Tree T6	1	Acer pseudoplatanus (Sycamore)	14.0	29	1	3.5		3.0		4.0		3.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Crown lifted over site. Low boundary wall.	06/09/2021	38.0	3.5	20-40	B2
Tree T7	1	Cerasus avium (Wild Cherry)	5.0	9 COM	2	1.03		1.5		1.5		1.5		1.0		Young	Structural condition Fair. Physiological condition Fair. Location - Estimated as tree not plotted on topographical survey.	06/09/2021	4.4	1.2	10-20	C2
Shrub S8	1	Viburnum sp. (Viburnum sp.)	2.5	10 COM	2	1.28		0.57		1.5		1.07		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Location - Estimated as tree not plotted on topographical survey.	06/09/2021	4.5	1.2	10-20	C2
Tree T9	1	Ilex aquifolium (Holly)	4.0	8	1	1.2		1.2		1.2		1.2		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Location - Estimated as tree not plotted on topographical survey.	06/09/2021	2.9	1.0	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Summary table with retention category

	Shrub	Tree	Total
B2	0	4	4
C1	0	2	2
C2	1	2	3
Total	1	8	9

Summary table with life stage

	Shrub	Tree	Total
Early Mature	0	3	3
Mature	0	2	2
Semi Mature	1	2	3
Young	0	1	1
Total	1	8	9

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
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 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 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			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree 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 arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an 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 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.	**BLUE**
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	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.	**GREY**

210870-PD-12 - Planning Tree Works Schedule

23-25 Adelaide Road Chalk Farm, London, NW3 3QB

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ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T7	1 *Cerasus avium* Wild Cherry	C2	Landscape improvement Fell - Ground level.	Proposed
S8	1 *Viburnum sp.* Viburnum sp.	C2	Landscape improvement Fell - Ground level.	Proposed
T9	1 *Ilex aquifolium* Holly	C2	Landscape improvement Fell - Ground level.	Proposed

Tree work analysis (trees and trees in groups)

	Landscape improvement	Total
Fell - Ground level	3	3
Total	3	3

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