



63 Hodford Road, London, NW11 8NL

Arboricultural Report, Tree Constraints Plan
&
Impact Assessment

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Survey Date: Tuesday, 6 October 2020

Report Date: Thursday, 25 February 2021

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1. Introduction

1.1. Brief

I am instructed to inspect the trees at **63 Hodford Road, London, NW11 8NL** to provide an arboricultural report and impact assessment 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.

M. Arbor A

1.3. Documents and information provided

I was provided with base and proposal plans.

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 and shrub species have not been surveyed in line with BS5837 2012.

1.5. Limitations of use and copyright

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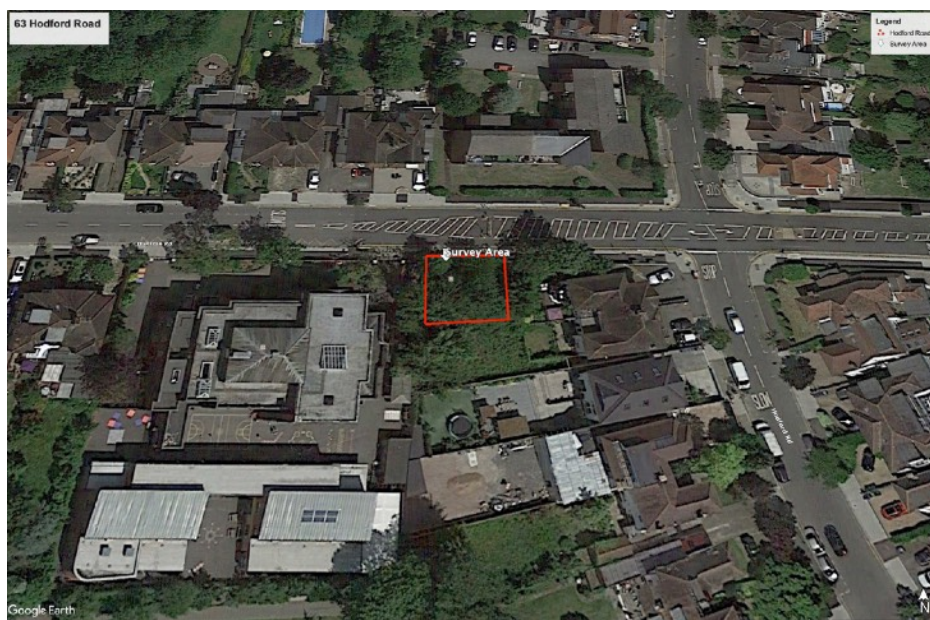
2. Site Visit/Observations & Data Collection

2.1. Site visit

I carried out the tree survey on the **Tuesday, 6 October 2020** my observations were from ground level only.

2.2. Site description

The survey site comprises a neglected garden area with dilapidated garage, access & ground containing a variety of shrubs & trees..



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.

CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction")		
TREES FOR REMOVAL		Identification on Plan
Category and Definition	Criteria	
<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>	<p>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).</p> <p>Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</p> <p>Trees infested 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> <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>	DARK RED
TREES TO BE CONSIDERED FOR RETENTION		
Criteria – Subcategories		
Category and Definition	1. Mainly Arboricultural Qualities	2. Mainly Landscape Qualities
<p>Category A Those of high quality with a estimated remaining life expectancy of at least 40 years</p>	<p>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).</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>
<p>Category B Those of moderate quality with a estimated remaining life expectancy of at least 20 years</p>	<p>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</p>	<p>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</p>
<p>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.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>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</p>
		3. Mainly Cultural Values, including Conservation
		<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).</p>
		<p>Trees with clearly identifiable conservation or other cultural benefits.</p>
		<p>Trees with very limited conservation or other cultural benefits.</p>
		Identification on Plan
		LIGHT GREEN
		MID BLUE
		GREY

2.4. Tree Survey Schedule

Ref	Species	H/T	Stems	Dia	Canopy				First Branch	Crown H/T	Age	Yrs	Cat	Observations	Recommendations	RPA (r)	RPA (a)
					N	E	S	W									
T1	Lime	12	S	450	3	3	3	3	2S	4	Early Mature	40+	A	Street tree in good condition	None	5.4	91.6
T2	Ash	5	S	200	3	0.5	2	2	2N	1.5	Young	20	C	Young tree in conflict with boundary wall, minor deadwood present & possible decline	Monitor/possible removal	2.4	18.1
T3	Ash	6	S	200	2	2	2	2	3E	2.5	Young	20	C	Tree within neighbouring property, growing tight up against boundary fences	Monitor condition	2.4	18.1
T4	Ash	14	S	500	5	8	3	5	6W	6	Over Mature	<5	U	Tree in significant decline. Possible Ash dieback. Potential very dangerous within school situation. Positioned	Remove tree	6	113.1
T5	Cherry	6	S	200	1.5	0.5	1	6	3N	3	Mature	20	C	Good overall condition	None	2.4	18.1
T6	Ash	12	S	300	3	3	3	3	6N	7	Dead	0	U	Potentially dangerous tree	Remove tree	3.6	40.7
T7	Ash	12	S	150	3	3	3	3	6N	7	95% dead	0	U	Potentially dangerous tree	Remove tree	1.8	10.2
T8	Cherry	3	S	75	0.5	0.5	1	1	2S	1.5	Young	30	C	Minor deadwood present	Remove Deadwood	0.9	2.5
T9	Cherry	4	S	75	1	1	1	1	1S	1.5	Young	30	C	Some bleeding on lower stem	Monitor condition	0.9	2.5
T10	Cherry	5	S	150	1	1.5	1	1	2N	1.5	Young	30	C	Good overall condition	None	1.8	10.2
T11	Goat Willow	3	M	100	2.5	2	0.5	1.5	1N	1.5	Young	10	C	Poor quality specimen	Monitor condition	1	3.1
T12	Cherry	6	S	100	1	1	1	1	2S	1.5	Young	10	C	Poor quality specimen, ivy encroachment	Monitor condition	1.2	4.5
T13	Cherry	6	S	150	1	1	0.5	1	2N	1.5	Young	10	C	Poor quality specimen, ivy encroachment	Monitor condition	1.8	10.2
T14	Cherry	6	S	100	1	0.5	1	1	2S	1.5	Young	10	C	Poor quality specimen, ivy encroachment	Monitor condition	1.2	4.5
T15	Goat Willow	6	S	100	1.5	1.5	1.5	1.5	1N	1.5	Young	10	C	Good overall condition	None	1.2	4.5
T16	Cherry	6	S	100	1	0.5	1	1	2S	1.5	Young	40	C	Good overall condition	None	1.2	4.5
T17	Goat Willow	8	M	350	4	4	4	4	2S	1.5	Young	30	C	Evidence of squirrel damage bark stripping & minor deadwood	Monitor/possible removal	3.5	38.5
T18	Conifer	14	S	300	3	3	1.5	3	2N	2	Early Mature	40+	C	Good overall condition	None	3.6	40.7
T19	Conifer	14	S	400	2	3	4	3	2S	2	Early Mature	40+	C	Good overall condition	None	4.8	72.4

2.4.1. Glossary of Terms

ID: Identification on position plan

Name: Common species name

H/T: Current tree height

Stems: Single or Multiple stems

Dia: Diameter of stem at 1.5m above ground (mm)

Canopy: Canopy measurements N,E,S & W

Crown Height: Height of lowest part of crown

First Branch: Height and direction of first branch

Age: Current age

Yrs: Approximate years of life remaining

Cat: Category of importance in line with current British Standards

Obs: Observations

Recs: Recommendations

RPA (r): Root protection area (approximate area of roots Radius of circle)

RPA (a): Root protection area (approximate area of roots Area of circle)

2.4.2. Tree Survey Methodology

Trees, tree groups and woodlands have been considered following evaluation into one of four categories (U, A, B, C) based on tree quality as outlined in British Standard 5837 (2012) which has been followed. Categorisation of trees, following the British Standard, gives an indication as to the trees' importance in relation to the site and the local landscape and also, the overall value and quality of the existing tree stock on site. This allows for informed decisions to be made concerning which trees should be removed or retained, should development occur.

For a tree to qualify under any given category it should fall within the scope of that category's definition. In the categories A, B, C which collectively deal with trees that should be a material consideration in the development process, there are three sub-categories which are intended to reflect arboricultural, landscape and cultural values respectively. Category U trees are those which would be lost in the short-term for reasons connected with their poor physiological or structural condition. They are, for this reason, not usually considered in the planning process.

In assigning trees to the A, B or C categories the presence of any serious disease or tree related hazards are taken into account. If the disease is considered fatal and / or irremediable, or likely to require sanitation for the protection of other trees it may be categorised as U, even if they are otherwise of considerable value.

Category (A) – trees whose retention is most desirable and is of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (a minimum of 40 years) and may comprise:

- Trees which are particularly good examples of their species especially 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 which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups); and
- Trees or groups or woodlands of significant conservation, historical, commemorative or other value (e.g. Veteran or wood-pasture trees).

Category (B) – are trees whose retention is considered desirable and are of moderate quality and value. These trees are considered to be in such a condition as to make a significant contribution (a minimum of 20 years) and may comprise:

- Trees that might be included in the high category but because of their numbers or slightly impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage), are downgraded in favour of the best individuals;
- Trees present in numbers such that they form distinct landscape features and attract a higher collective rating than they would as individuals. Individually these trees are not essential components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site and have little visual impact beyond the site; and
- Trees with clearly identifiable conservation or other cultural benefits.

Category (C) – are trees that could be removed to facilitate the development and are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established (a minimum of ten years) or are young trees with a stem diameter below 150mm and may comprise:

- Trees not qualifying in higher categories;

- Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and or trees offering low or only temporary screening benefit; and
- Trees with very limited conservation or other cultural benefits.

Category (U) – trees for removal are those trees in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management. Trees within this category are:

- 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;
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline; and
- Trees infected with pathogens of significance to the health and or/safety of other trees nearby trees or very low quality trees suppressing adjacent trees of better quality.

Species has been recorded by common name and recorded as such in the Arboricultural Data schedule. Height has been estimated in meter and stem diameters have been measured at 1.5 metres above ground level and recorded in millimetres. Crown spreads have been measured in half meters and taken to the point of greatest spread unless the crown has presented a pronounced asymmetrical form and therefore measurements have been taken for the four cardinal points. The measurements have always been considered in the following sequence, North, East, South, and West, and therefore appear as such within the Tree Survey Schedule.

In the assessment particular consideration has been given to the following when deciding the most appropriate British Standard Category and Sub-Category allocation:

- a. the health, vigour and condition of each tree;
- b. the presence of any structural defects in each tree and its life expectancy;
- c. the size and form of each tree and its suitability within the context of the proposed scheme; and
- d. the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature.

Age class is assessed according to the age class categories referred to in BS 5837.

1. Y: Young trees up to five years of age;
2. EM: Early mature, trees 1/3 – 2/3 life expectancy;
3. M: Mature trees over 2/3 life expectancy;
4. OM: Over mature – declining or moribund trees of low vigour; and
5. V: Veteran - Characteristics have been noted where a tree exhibits certain characteristic features of veteran trees.

Major defects or diseases and relevant observations have also been recorded under Structural Condition. The assessment for structural condition has included inspection of the following defects:

1. The presence of fungal fruiting bodies around the base of the tree or on the stem, as they could possibly indicate the presence of possible internal decay;
2. Soil cracks and any heaving of the soil around the base indicating possible root plate movement;

3. Any abrupt bends in branches and limbs resulting from past pruning, as it may be an indication of internal weakness and decay;
4. Tight or weak 'V' shaped unions and co-dominant stems;
5. Hazard beam formations and other such biomechanical related defects (as described by Claus Mattheck, Body Language of Trees HMSO Research for Amenity Trees No. 4 1994);
6. Cavities as a result of limb losses or previous pruning;
7. Broken branches;
8. Storm damage;
9. Canker formations;
10. Loose bark;
11. Damage to roots;
12. Basal, stem or branch / limb cavities;
13. Crown die-back;
14. Abnormal foliage size and colour;
15. Any changes to the timing of normal leaf flush and leaf fall patterns; and
16. Other pathological diseases affecting any part of the tree.
17. Major defects or diseases and relevant observations have also been recorded. Dead wood has been defined as the following:
18. Minor dead wood 5cm to 10cm in diameter; and
19. Major dead wood 10cm in diameter and above.

The survey was completed from ground level only, aerial inspection of trees was not undertaken. Investigations as to the internal condition of a tree have not been undertaken. Further investigations of this type can be made and have been recommended where it has been considered necessary, within the report although these investigations are beyond the scope of this report.

Evaluation of the trees condition given within this assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months, in accordance with sound arboricultural practice.

The individual positions of trees and groups of trees recorded in the Tree Survey Schedule. have been shown on the Tree Constraints Plan. The positions of trees are based on a topographical / land survey supplied by the development and client in dwg. format for the purpose of plotting the trees.

The Root Protection Areas (RPA) to be required by the individual and groups of trees are indicated by the Tree Constraints element of the above plans. The Root Protection Areas are formulated as described below.

Below ground constraints to future development is represented by the area surrounding the tree that contains sufficient rooting volume to ensure survival of the tree, which need protecting in order for the tree to be incorporated into any future scheme, without adverse harm to the tree or structural integrity of buildings. This is referred to as the RPA and is shown as a circle of a given radius.

The circle may be modified in shape to maintain a similar total area depending on the presence of surrounding obstacles.

3. Photographs



T1 Lime



T4 Ash in severe decline



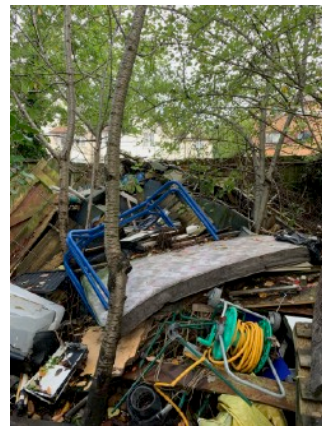
T6



T7 Ash 95% dead



T's 8 - 12



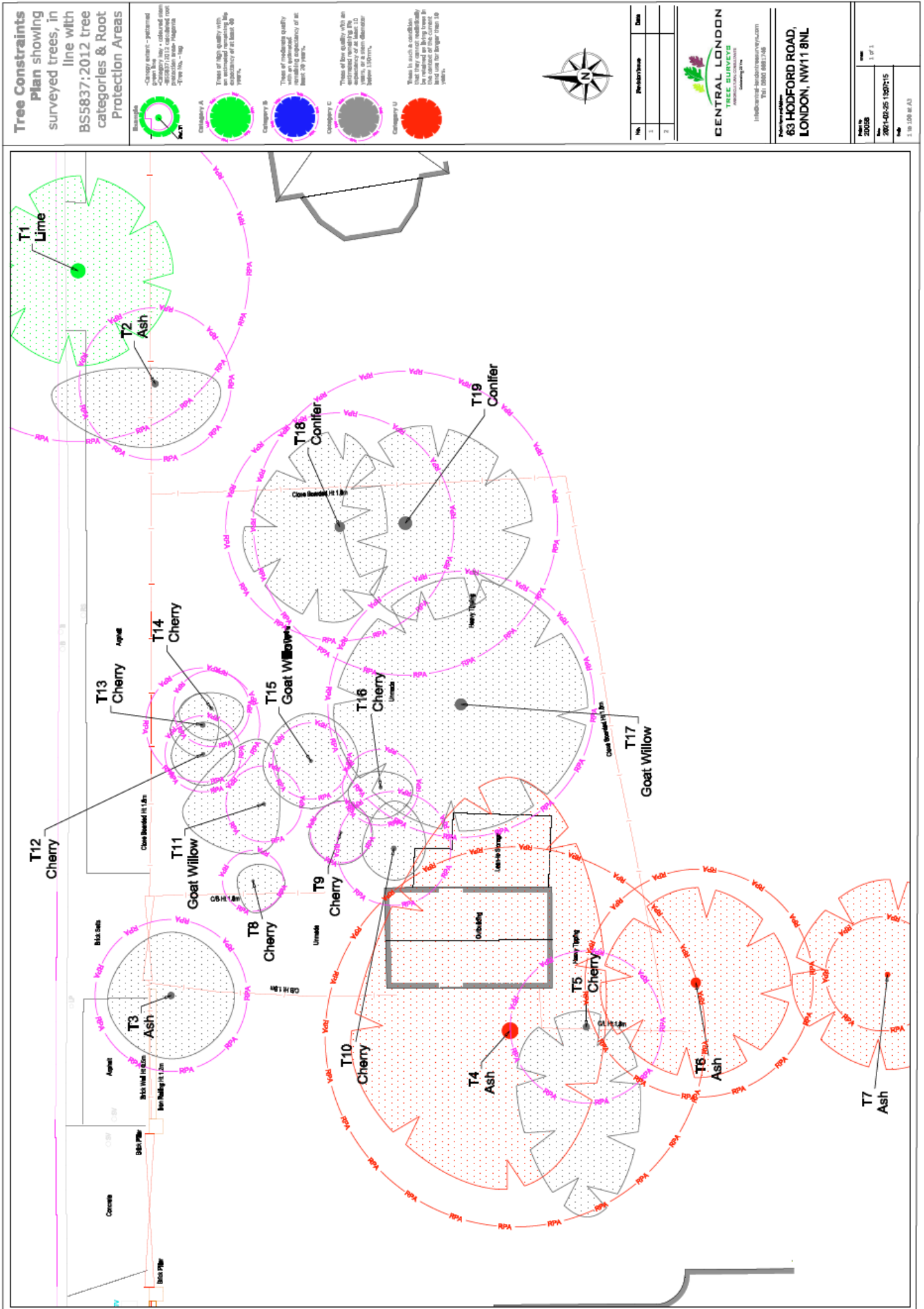
T17 Willow



T's 18 & 19

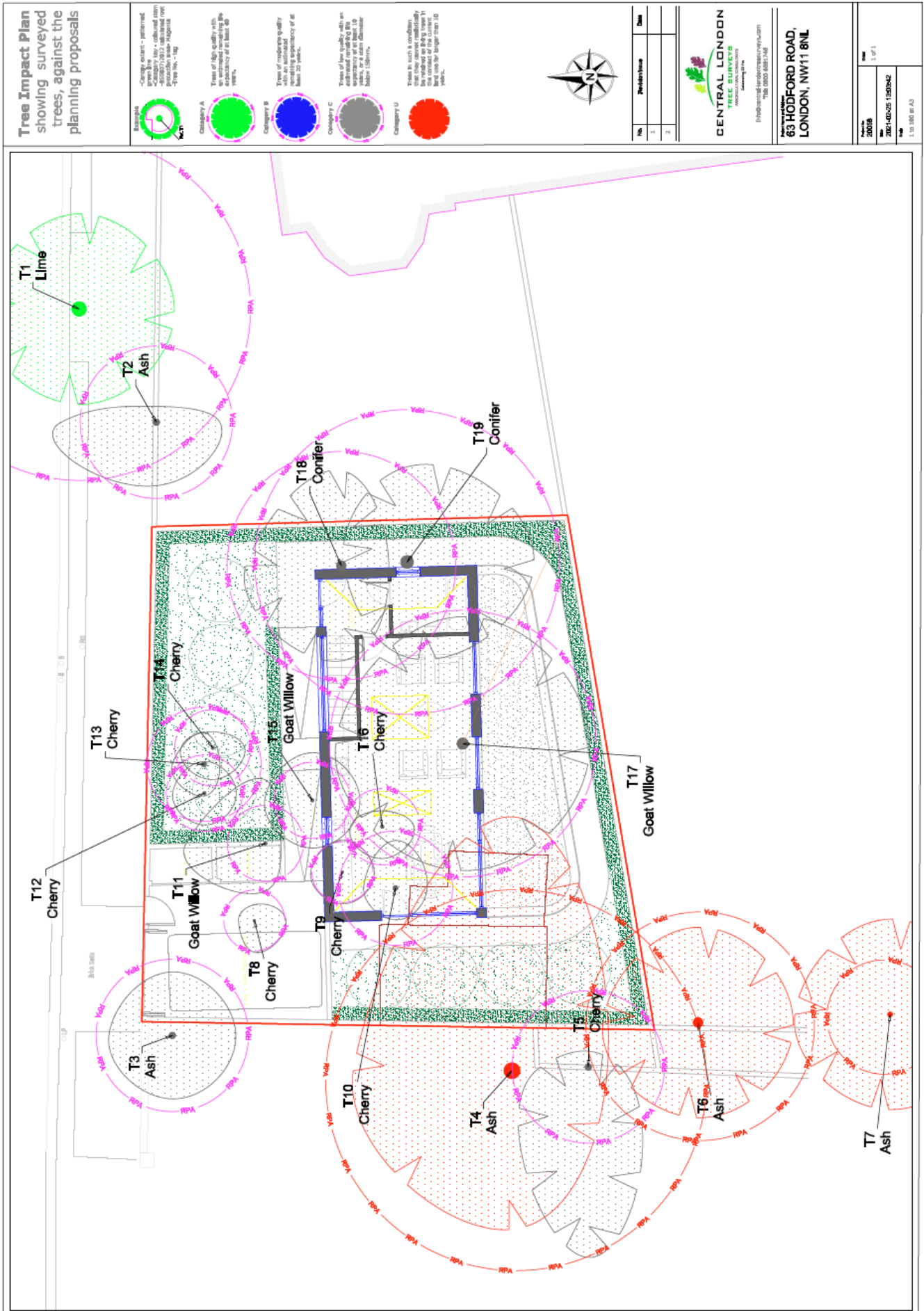
4. Tree Constraints Plan

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



5. Tree Impact Plan

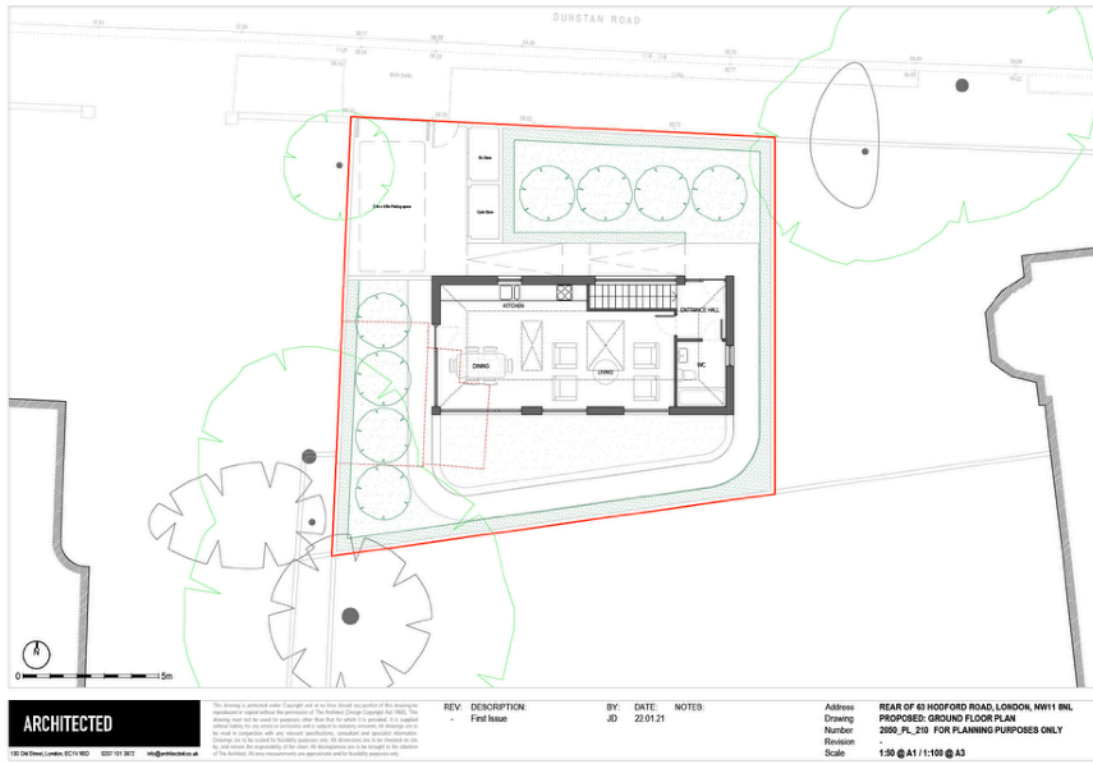
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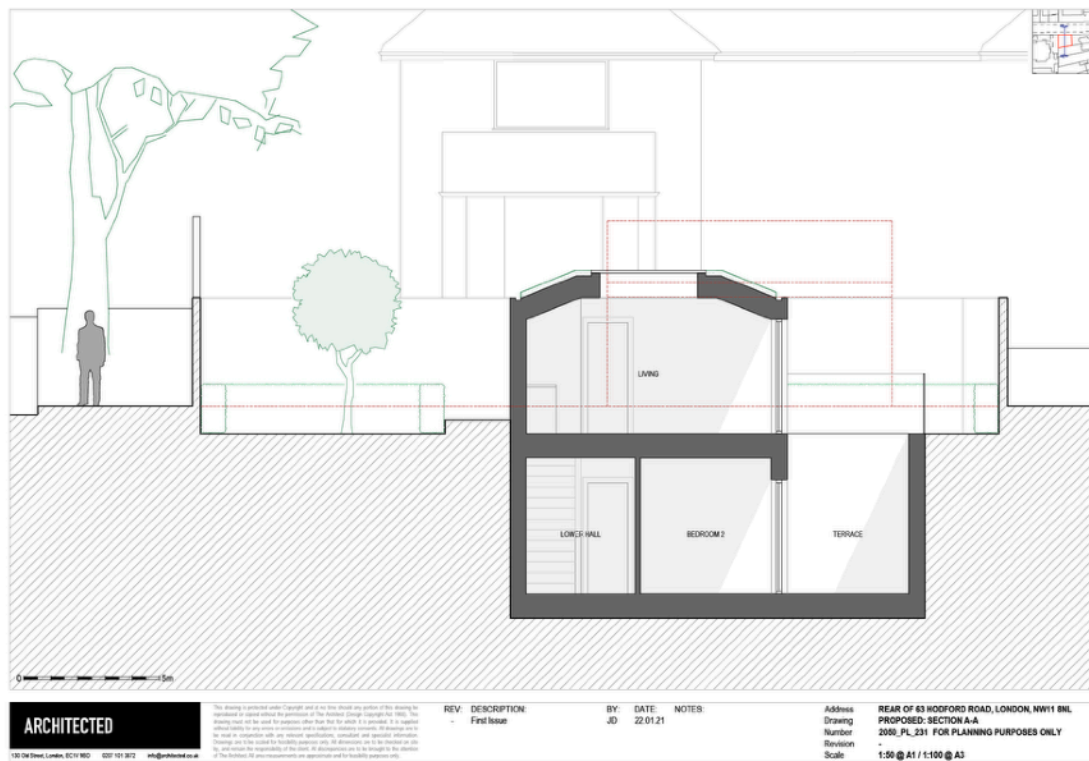


6. Arboricultural Impact Assessment

6.1 Proposals/Impact

The proposals are to construct a new dwelling as shown below & on the Tree Impact Plan TIP.





Trees 4, 6 & 7 lie outside the site, but have been identified as being of high potential safety risk for the adjacent school. This has been discussed with the school and for safety reasons, this report advises the immediate removal of the trees.

The Root protection Areas have been shown, with a view to assessing impact, should the trees remain in place.

Tree 1, 2 & 3 again lie outside the site and can be retained and protected.

The proposals would require the removal of the remaining trees. These are all Cat C trees and currently represent low quality specimens, offering low amenity value. These trees could be removed to facilitate the development. Mitigation tree and hedge planting as shown, could introduce better quality specimens, with greater longevity, increase biodiversity and improve amenity value.

Key Points

- T1 Lime Cat A tree to be retained and protected.
- T's 4, 6 & 7 should be removed on safety grounds. However, they lie within the neighbouring properties and the proposed landowner has no jurisdiction. The proposals pose no significant impact if they remain in place.
- All trees to be removed Cat C Poor quality specimens
- Proposed access to utilise existing surfaced access. Appropriate use of load spreading sub-base should accommodate and protect T3.
- Mitigation planting of trees and hedging proposed to improve amenity value and biodiversity.
- Currently the area is used a dump for rubbish in between the trees. The combination of vegetation and debris's created a habitat for vermin, but doesn't offer much in terms of habitat for further wildlife.

7. Conclusions

The proposals do not impact any of the important trees.

Retained trees outside the site can be protected during all phases.

Proposals pose no significant impact to the trees outside the site.

Proposed removals are all Cat C trees, of low value.

Mitigation planting could be an opportunity to improve the area and enhance biodiversity and visual amenity.

Protection measures should be put in place to safeguard the retained trees during construction phases.

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.

Appendix 1. List of Tree Names

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



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