

RAVENSCOURT PARK

FORMER ROYAL MASONIC HOSPITAL



ARBTECH

TREE SURVEY &
ARBORICULTURAL IMPACT ASSESSMENT

TSR 01B & AIA 01B November 2023

Arboricultural Survey to BS5837:2012

Logika Consultants

**Ravenscourt Park Hospital,
Ravenscourt Park,
1 Coulter Road,
Fulham,
West London,
W6 0BJ**

17 February 2023

Emily Kempson BSc (hons), Dip Arb L4 (ABC)

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 8th September 2022 from Declan Murphy to attend Ravenscourt Park Hospital, Ravenscourt Park, 1 Coulter Road, Fulham, West London W6 0BJ; grid reference, TQ 22186 78975 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees and Tree Constraints Plan. Arbtech received instruction on 6th December 2022 to update the Tree Constraints Plan with the topographical survey data.

I am Emily Kempson, an arboricultural consultant at Arbtech Consulting Ltd. I undertook the tree survey on 14th September 2022 and subsequently have produced this summary of my findings.

I hold a BSc honors in Geography, a Level 4 Diploma in Arboriculture, and the Lantra Award for Professional Tree Inspection. I hold a Technician grade membership with the Arboricultural Association with professional experience in arboriculture.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	2210-LSL-RCT-ZZ-M3-L-000001
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 01
Tree Constraints Plan	Arbtech TCP 01a

2. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Emily Kempson on the 14th September 2022.

During the survey I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of 66No. individual trees, 4No. groups of trees, 14No individual shrubs, and 12No. major shrub groups were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Multiple small trees and shrubs occupy the site, none of which meet the minimum diameter requirements to be considered for this survey.

A second site visit was undertaken on 31st January 2023 in order to identify which trees within the Arbtech survey correspond to trees within TPO references T52/5/74 and T.14/9/69. Trees that are assumed to be included within the TPO have been identified on the Arbtech TCP with a green hatching. Please note that the tree locations within the TPO maps are not 100% accurate. Trees that have since been removed are also shown on the TCP in either red or blue (relating to the specific TPO reference). The following table sets out TPO trees from T52/5/74 in relation to Arbtech tree numbers. All trees within influence of the site boundary from T.14/9/69 are considered to have been removed.

Table 2: TPO and Arbtech Tree references.

TPO ref T52/5/74	Arbtech Tree No.	Status
T4 (Laburnum)	-	Removed
T5 (Mulberry)	-	Removed
T6 (Cherry)	T47 (Cherry sp.)	Status unclear due to location discrepancy
T7 (Horse Chestnut)	-	Removed
T8 (Elm)	-	Removed
T9 (Cherry)	-	Removed
T10	T56 (Myrobalan Plum 'Nigra')	Status unclear due to location discrepancy
T11 (Sycamore)	-	Removed
T12 (Sycamore)	T61 (Sycamore)	
T13 (Horse Chestnut)	T62 (Red Buckeye)	Assumed TPO tree – Aesculus genus
T14 (Sycamore)	T63 (Sycamore)	
T15 (Horse Chestnut)	T37 (Horse Chestnut)	
T16 (Sycamore)	T38 (Sycamore)	
T24 (Oak)	T15 (Oak)	
T25 (Quince)	-	Removed
T26 (Cherry)	-	Removed

TPO ref T52/5/74	Arbtech Tree No.	Status
T27 (Cherry)	-	Removed
T28 (Lime)	-	Removed

Table 3: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
OS Tile	Laser Surveys	N/A	Ravenscourt Park Hospital OS Tile
Topographical Survey	Laser Surveys	2210-LSL-RCT-ZZ-M3-L-000001	Topographical and Underground Services Survey
TPO	London Borough of Hammersmith	TPO No. T.14/9/69	Tree Preservation Order
TPO	London Borough of Hammersmith	TPO T52/5/74	Tree Preservation Order

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Site description

The site is a former hospital, comprising of a number of interconnected buildings with small areas of external parking. There are a number of gardens and areas of landscaping, predominantly around the perimeter of the site, with small landscaping borders adjacent to the buildings. There are a number of offsite trees that are located close to the site boundaries and within influencing distance of the site.

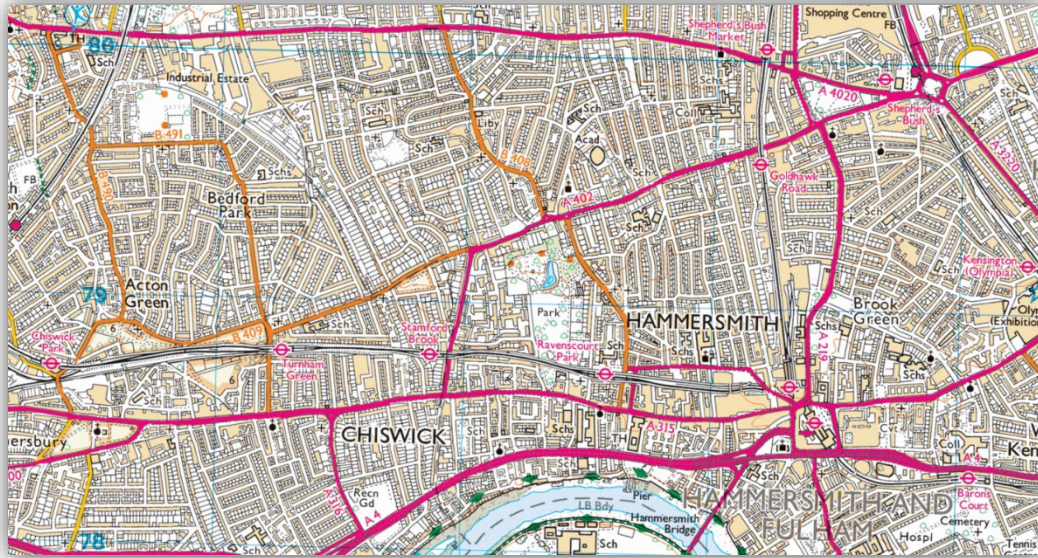


Figure 1: OS Map (Bing Maps)



Figure 2: Aerial Image of site with approximate red line boundary (Google Earth)

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3. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees, in relation to construction, to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

4. Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable, and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories: **A**, **B**, **C**, or **U** (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (newly planted, young, semi-mature, early mature, mature, over mature);
- h) physiological condition (e.g. good, fair, poor, decline and dead);
- i) structural condition (e.g. good, fair, poor or not visible);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Appendix 1 Cascade chart for tree quality assessment).

5. Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training, and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment (AIA)

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan (TPP)

A TPP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement (AMS)

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

6. Recommendations

We have not seen the proposed scheme, therefore, we make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA).
- b) An arboricultural method statement (AMS).
- c) A tree protection plan drawing (TPP).

7. Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

8. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.PDF)
- Tree Constraints Plan drawing (.DWG & .PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



Emily Kempson BSc (Hons), Dip Arb L4 (ABC)
Arboricultural Consultant

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Appendix 1: Table 1 Cascade chart for tree quality assessment

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories when appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<p>Category U</p> <p>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 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><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.</i></p>			Dark red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>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 dominate and/or principal trees within an avenue).	Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light green
<p>Category B</p> <p>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 remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of 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.	Mid blue
<p>Category C</p> <p>Trees of low quality with an estimated remaining expectancy of at least 10 years, or young trees with a stem diameter below 150mm.</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 value.	Trees with no material conservation or other cultural value.	Grey

Appendix 2: Schedule of Trees

BS5837:2012 Tree Survey

Arbtech Consulting Ltd.

Client: Logika Consultants
 Project: Ravenscourt Park Hospital, Fulham, West London.
 Survey Date: 14/09/2022
 Surveyor: Emily Kempson



Unit 3 Well House Barns
 Chester
 Cheshire
 CH4 0DH
 Phone: 01244661170

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
Estimated Measurements											
G1 Various <i>See comments for details</i>	5	1	225	N E S W	3 3 3 3	1 1 1 1	EM A: 22.9 R: 2.69	Good	C: Good S: Not visible B: Not visible	Group of hawthorn trees planted equally along the boundary. Not accessible to assess due to dense shrubs; dimensions represent the estimated average of the group. Active pollard regime with approx. 2m new growth	B.2 20+ yrs
Estimated Measurements											
G2 Various <i>See comments for details</i>	7	1	200	N E S W	3 3 3 3	1 1 1 1	SM A: 18.1 R: 2.4	Good	C: Good S: Ivy B: Not visible	Grouped comprising 3 on site trees and 2 offsite trees of similar sizes. Includes black walnut, cherry, Portuguese laurel and magnolia.	C.2 10+ yrs
Estimated Measurements											
G3 Various <i>See comments for details</i>	15	1	300	N E S W	3 3 3 3	6 6 6 6	EM A: 40.7 R: 3.59	Good	C: Good S: Good B: Not visible	2 multi stem and 2 single stem eucalyptus trees growing at the at the end of pond and fenced off from access. Form a combined canopy. Wounding to 1 stem results in bleeding.	B.2 20+ yrs
Estimated Measurements											
G4 Various <i>See comments for details</i>	4	1	150	N E S W	3 3 3 3	1 1 1 1	SM A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	Group of approx. 7 small trees within planting border. Dimensions represent maximum for the group. Species includes yew, common myrtle, hazel, Holm oak and privet.	C.2 10+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:		C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature			S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature			B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
S1											Estimated Measurements	
Common Myrtle <i>Myrtus communis</i>	2	5	104 (Eq)	N	1	1	SM	A: 4.9 R: 1.24	Good	C: Good S: Good B: Good	Common myrtle shrub growing against brick wall.	C.2 <10 yrs
S2											Estimated Measurements	
Forsythia <i>Forsythia sp.</i>	2	5	67 (Eq)	N	2	0	SM	A: 2 R: 0.79	Good	C: Good S: Not visible B: Not visible	No notable features.	C.2 <10 yrs
S3											Estimated Measurements	
Barberry <i>Berberis vulgaris</i>	3	1	50	N	2	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Very dense foliage obscures stem from assessment	C.2 <10 yrs
S4											Estimated Measurements	
Forsythia <i>Forsythia sp.</i>	1.5	5	45 (Eq)	N	1.5	0	SM	A: 0.9 R: 0.53	Good	C: Good S: Good B: Good	No notable features.	C.2 10+ yrs
S5											Estimated Measurements	
Mexican Orange <i>Choisya ternata</i>	1.5	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	No notable features.	C.2 <10 yrs
S6											Estimated Measurements	
Jerusalem Sage <i>Phlomis fruticosa</i>	1.5	2	71 (Eq)	N	1.5	0	SM	A: 2.3 R: 0.85	Good	C: Good S: Good B: Good	No notable features.	C.2 <10 yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
Estimated Measurements												
S7 Forsythia <i>Forsythia sp.</i>	3	3	69 (Eq)	N	1.5	0	SM	A: 2.2 R: 0.83	Good	C: Good S: Not visible B: Not visible	No notable features.	C.2 <10 yrs
Estimated Measurements												
S8 Forsythia <i>Forsythia sp.</i>	3	3	69 (Eq)	N	1.5	0	SM	A: 2.2 R: 0.83	Good	C: Good S: Not visible B: Not visible	Forsythia that is overgrown with climbing plants, located adjacent to building entrance.	C.2 <10 yrs
Estimated Measurements												
S9 Common Holly <i>Ilex aquifolium</i>	4	1	100	N	1.5	0	SM	A: 4.5 R: 1.19	Good	C: Good S: Not visible B: Not visible	Dense holly shrub in planting border. Stem not visible. Leaf miner present on a small proportion of leaves.	C.2 <10 yrs
Estimated Measurements												
S10 Portuguese Laurel <i>Prunus lusitanica</i>	2	1	100	N	2	0	SM	A: 4.5 R: 1.19	Good	C: Good S: Not visible B: Not visible	No notable features.	C.2 <10 yrs
Estimated Measurements												
S11 Mediterranean spurge <i>Euphorbia characias</i>	2.5	5	67 (Eq)	N	1.5	0	SM	A: 2 R: 0.79	Fair	C: Good S: Good B: Good	No notable features.	C.2 <10 yrs
Estimated Measurements												
S12 Mediterranean spurge <i>Euphorbia characias</i>	2.5	5	67 (Eq)	N	1.5	0	SM	A: 2 R: 0.79	Fair	C: Good S: Good B: Good	No notable features.	C.2 <10 yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
S13											Estimated Measurements		
Portuguese Laurel <i>Prunus lusitanica</i>	2	1	75	N	2	0	SM	A: 2.5 R: 0.89	Good	C: Good S: Not visible B: Not visible	Multi stem from base of numerous small diameter stems.	C.2 <10 yrs	
S14											Estimated Measurements		
Wayfaring Tree <i>Viburnum lantana</i>	3	3	130 (Eq)	N	2	1.5	SM	A: 7.6 R: 1.55	Fair	C: Fair S: Fair B: Not visible	Multi stem from base of numerous small diameter stems. Biased crown to east.	C.2 <10 yrs	
SG1											Estimated Measurements		
Various <i>See comments for details</i>	4	5	67 (Eq)	N	2	0	SM	A: 2 R: 0.79	Good	C: Good S: Not visible B: Not visible	Group of common myrtle shrubs. Densely overgrown. No access to interior.	C.2 10+ yrs	
SG2											Estimated Measurements		
Various <i>See comments for details</i>	1.75	5	45 (Eq)	N	2	0	SM	A: 0.9 R: 0.53	Good	C: Good S: Not visible B: Not visible	Group of Mexican orange shrubs bordering the lawn.	C.2 10+ yrs	
SG3											Estimated Measurements		
Various <i>See comments for details</i>	2	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	A mix of shrubs including holly, yew and forsythia planted as a small hedge in front of the hawthorn G1	C.2 <10 yrs	
SG4											Estimated Measurements		
Various <i>See comments for details</i>	2.5	1	80	N	2	0	SM	A: 2.9 R: 0.96	Fair	C: Fair S: Not visible B: Not visible	Approx 3 yew trees growing as shrubs.	C.2 10+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature				Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature					S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature					B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
SG5 Various <i>See comments for details</i>	2.5	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Overgrown mass of shrubs along planting border adjacent to access road. Species include holly, evergreen spindle, yew, common jasmine.	C.2 <10 yrs
Estimated Measurements												
SG6 Various <i>See comments for details</i>	2.5	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Overgrown mass of shrubs along planting border adjacent to access road. Species include holly, evergreen spindle, yew, common jasmine.	C.2 <10 yrs
Estimated Measurements												
SG7 Various <i>See comments for details</i>	2.5	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Overgrown mass of shrubs along planting border adjacent to building. Species include forsythia, common myrtle, privet, and tree mallow.	C.2 <10 yrs
Estimated Measurements												
SG8 Various <i>See comments for details</i>	2.5	1	70	N	1.5	0	SM	A: 2.2 R: 0.83	Good	C: Good S: Not visible B: Not visible	Overgrown mass of 3 shrubs along planting border adjacent to building. Holly privet and Japanese laurel.	C.2 <10 yrs
Estimated Measurements												
SG9 Various <i>See comments for details</i>	3	1	70	N	1.5	0	SM	A: 2.2 R: 0.83	Good	C: Good S: Not visible B: Not visible	Overgrown mass of shrubs along planting border. Species includes Mexican orange and Scarlett firethorn.	C.2 <10 yrs
Estimated Measurements												
SG10 Various <i>See comments for details</i>	3	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Overgrown mass of shrubs along planting border adjacent to building. Species include forsythia, and tree of heaven saplings overgrown with climbing plants.	C.2 <10 yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
Estimated Measurements												
SG11 Various <i>See comments for details</i>	3	1	50	N	1.5	0	SM	A: 1.1 R: 0.59	Good	C: Good S: Not visible B: Not visible	Overgrown mass of shrubs along planting border. Species include common myrtle, honeysuckle and cotoneaster.	C.2 <10 yrs
Estimated Measurements												
SG12 Various <i>See comments for details</i>	3	1	75	N	2.5	0	SM	A: 2.5 R: 0.89	Good	C: Good S: Good B: Not visible	Overgrown group of shrubs. Including firethorn, Chilean cestrum and cotoneaster.	C.2 <10 yrs
Estimated Measurements												
T1 Common Holly <i>Ilex aquifolium</i>	5	1	175	N	2.5	1	SM	A: 13.9 R: 2.1	Good	C: Good S: Not visible B: Not visible	Tree grows against boundary wall. Not accessible due to dense shrubs.	C.2 10+ yrs
Estimated Measurements												
T2 Common Yew <i>Taxus baccata</i>	2.5	1	80	N	2	0	Y	A: 2.9 R: 0.96	Fair	C: Fair S: Not visible B: Not visible	Upper crown suppressed by hawthorns.	C.2 10+ yrs
Estimated Measurements												
T3 Strawberry Tree <i>Arbutus unedo</i>	6	5	336 (Eq)	N	4.5	1.5	M	A: 51 R: 4.02	Good	C: Good S: Good B: Good	Growing in soft landscaping, adjacent to brick wall. Multi stem from 0.4m above ground level. Crown lift wounds at 1m height are approx. 50% occluded.	B.2 20+ yrs
Estimated Measurements												
T4 Common Yew <i>Taxus baccata</i>	2.5	1	80	N	2	0	Y	A: 2.9 R: 0.96	Fair	C: Fair S: Not visible B: Not visible	Upper crown suppressed by hawthorns.	C.2 10+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
Estimated Measurements												
T5 Common or Black Elder <i>Sambucas nigra</i>	5	2	71 (Eq)	N	2.5	1	SM	A: 2.3 R: 0.85	Good	C: Good S: Fair B: Not visible	Multi stem from base.	C.2 10+ yrs
Estimated Measurements												
T6 Feltleaf ceanothus <i>Ceanothus arboreus</i>	5	3	235 (Eq)	N	3.5	3	EM	A: 24.9 R: 2.81	Fair	C: Fair S: Ivy B: Fair	Ivy obscures stem from view. Grows adjacent to border wall. Pruned back over site access.	C.2 10+ yrs
Estimated Measurements												
T7 Common or Black Elder <i>Sambucas nigra</i>	6	5	294 (Eq)	N	4	3	M	A: 39 R: 3.52	Good	C: Good S: Not visible B: Not visible	Growing in border adjacent to tarmac road. Stem obscured by shrubs to 2m height. Multi stem from approx. 1m height with crowded unions.	B.2 20+ yrs
Estimated Measurements												
T8 Common Holly <i>Ilex aquifolium</i>	6	1	175	N	2	2.5	SM	A: 13.9 R: 2.1	Good	C: Good S: Fair B: Not visible	Offsite tree located against boundary wall, growing through fence with contact to the stem. Stem obscured from view to 2m height.	C.2 10+ yrs
Estimated Measurements												
T9 Common Yew <i>Taxus baccata</i>	10	2	532 (Eq)	N	5	4	M	A: 127.8 R: 6.37	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Lower 2m of stem not visible. Stem forks from below 2m. Tree house built around western side of stem.	B.1.2 40+ yrs
Estimated Measurements												
T10 Cherry Laurel <i>Prunus laurocerasus</i>	5	3	173 (Eq)	N	4	1	M	A: 13.6 R: 2.08	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Lower 2m of the stem not visible to assess.	C.2 10+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
T11 Honey Locust <i>Gleditsia triacanthos</i>	7	1	250	N	4	3	EM	A: 28.3 R: 3	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Lower 3m of stem not visible. Eastern crown suppressed by laurel.	B.2 20+ yrs
Estimated Measurements												
T12 Holm Oak <i>Quercus ilex</i>	4	1	50	N	1.5	0	Y	A: 1.1 R: 0.59	Good	C: Good S: Good B: Good	Located in planting border.	C.2 10+ yrs
Estimated Measurements												
T13 Sycamore <i>Acer pseudoplatanus</i>	6	1	60	N	1.5	0.5	Y	A: 1.6 R: 0.71	Good	C: Good S: Good B: Good	Growing in planting border adjacent to building. Crown in contact with building.	C.2 10+ yrs
Estimated Measurements												
T14 Sycamore <i>Acer pseudoplatanus</i>	7	2	85 (Eq)	N	1.5	0.5	Y	A: 3.3 R: 1.02	Good	C: Good S: Good B: Good	Growing in planting border adjacent to building. Lower 2m of stem not visible to assess. Crown in contact with building.	C.2 10+ yrs
Estimated Measurements												
T15 Common Oak <i>Quercus robur</i>	16	1	550	N	7	6	M	A: 136.9 R: 6.6	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Stem dimensions estimated. Previously been crown reduced with up to 1m regrowth.	A.1.2 40+ yrs
Estimated Measurements												
T16 Maidenhair Tree <i>Ginkgo biloba</i>	12	2	447 (Eq)	N	5.5	2	M	A: 90.5 R: 5.36	Good	C: Fair S: Good B: Good	Located in soft landscaping. Multi-stem from 2m with an included union. Sparse upper crown	B.1.2 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
T17 Common Hornbeam <i>Carpinus betulus</i>	9	1	350	N E S W	4 4 4 4	3 3 3 3	M A: 55.4 R: 4.19	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Appears to be growing at an increased elevation to the site. Stem to 4m height not visible.	B.1.2 20+ yrs	
Estimated Measurements												
T18 Indian Bean Tree <i>Catalpa bignonioides</i>	7	2	204 (Eq)	N E S W	5 5 5 5	2 2 1 1	SM A: 18.9 R: 2.45	Good	C: Good S: Good B: Good	Located in soft landscaping surrounded by brambles. Multi stem from the base with a primary and secondary stem. Discoloration to some leaves.	B.2 20+ yrs	
Estimated Measurements												
T19 Common Holly <i>Ilex aquifolium</i>	4	1	75	N E S W	1 1 1 1	0.5 0.5 0.5 0.5	Y A: 2.5 R: 0.89	Good	C: Fair S: Good B: Not visible	Crown colonised by climbing plants.	C.2 10+ yrs	
Estimated Measurements												
T20 Indian Bean Tree <i>Catalpa bignonioides</i>	7	1	100	N E S W	1 1 1 2	4 4 4 4	SM A: 4.5 R: 1.19	Fair	C: Fair S: Good B: Good	Located in soft landscaping surrounded by brambles. Very sparse crown with deadwood throughout. Crown lift wounds to 2m height partially occluded.	C.2 10+ yrs	
Estimated Measurements												
T21 Common Yew <i>Taxus baccata</i>	6	1	510	N E S W	4 3 4 4	2 2 2 2	M A: 117.7 R: 6.12	Good	C: Fair S: Good B: Good	Located in soft landscaping. Previously crown reduced to current dimensions.	B.1.2 40+ yrs	
Estimated Measurements												
T22 Cherry <i>Prunus sp.</i>	8	1	300	N E S W	4 4 4 4	3 3 3 3	OM A: 40.7 R: 3.59	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Previously been crown reduced.	B.2 20+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC		
		No	Ø (mm)	Spread (m)	Clear (m)								
T23										Estimated Measurements			
Common or Black Elder <i>Sambucus nigra</i>	5	10	95 (Eq)	N	4	2	SM	A: 4.1 R: 1.14	Good	C: Good S: Good B: Good	Multiple stems from the base. Crown suppressed by yew.	C.2 10+ yrs	
				E	4	1							
				S	3	1							
				W	4	0							
T24											Estimated Measurements		
Plum <i>Prunus Domestica</i>	4	4	195 (Eq)	N	4	2	SM	A: 17.2 R: 2.33	Good	C: Fair S: Good B: Good	Located close to boundary wall. Stem forks at 0.5m. Crown suppressed by neighbours.	C.2 10+ yrs	
				E	4	2							
				S	4	2							
				W	4	2							
T25													
Tree of Heaven <i>Ailanthus altissima</i>	5	4	102 (Eq)	N	2	3	SM	A: 4.8 R: 1.23	Good	C: Good S: Good B: Good	Located adjacent to boundary fence. Multi stem from base.	C.2 10+ yrs	
				E	2	3							
				S	2	3							
				W	2	3							
T26											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	12	1	300	N	5	3	M	A: 40.7 R: 3.59	Good	C: Good S: Not visible B: Not visible	Tree grows through the boundary fence with abrasive contact at 2m height. Northern crown suppressed by neighbour.	B.2 20+ yrs	
				E	5	4							
				S	5	4							
				W	5	4							
T27											Estimated Measurements		
Tree of Heaven <i>Ailanthus altissima</i>	13	1	500	N	4	3	M	A: 113.1 R: 6	Good	C: Good S: Not visible B: Not visible	Tree grows through boundary fence. Co-dominant stem at 2m height.	B.2 20+ yrs	
				E	4	3							
				S	4	3							
				W	4	3							
T28											Estimated Measurements		
Lawson Cypress <i>Chamaecyparis lawsoniana</i>	7	1	175	N	2	1	SM	A: 13.9 R: 2.1	Fair	C: Fair S: Not visible B: Not visible	Not accessible due to dense vegetation. Estimated dimensions. Northern crown suppressed by neighbours.	C.2 10+ yrs	
				E	2	1							
				S	2	1							
				W	2	1							
Age Classifications:	N	Newly planted	EM	Early Mature				Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature					S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature					B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
Estimated Measurements												
T29 Tree of Heaven <i>Ailanthus altissima</i>	15	1	600	N E S W	7 7 7 7	3 3 3 3	M A: 162.9 R: 7.2	Good	C: Good S: Not visible B: Not visible	Offsite tree, growing through the boundary fence. Stem bifurcates at 1.75m into codominant stems.	B.1 20+ yrs	
Estimated Measurements												
T30 Silver Birch <i>Betula pendula</i>	13	1	350	N E S W	5 5 5 5	1 2 0.5 3	M A: 55.4 R: 4.19	Good	C: Good S: Ivy B: Good	Stem obscured by dense ivy. Branches historically pruned away from building, crown is in contact with building.	B.2 20+ yrs	
Estimated Measurements												
T31 Weeping Willow <i>Salix chrysocoma</i>	0	1	900	N E S W	5 5 4 4	0 0 0 0	M A: 366.5 R: 10.8	Good	C: Good S: Ivy B: Not visible	Dense ivy obscures stem. Two primary stems have been historically pollarded resulting in wounds of approx. 500mm and 300mm with resulting regrowth.	C.2 10+ yrs	
Estimated Measurements												
T32 Whitebeam <i>Sorbus aria</i>	6	1	300	N E S W	3 1 2 4	3 3 3 3	EM A: 40.7 R: 3.59	Fair	C: Fair S: Ivy B: Good	Located adjacent to boundary fence. Ivy obscures stem and scaffold limbs. Biased crown to the west.	C.2 10+ yrs	
Estimated Measurements												
T33 White Willow <i>Salix alba</i>	6	1	300	N E S W	3 3 3 3	3 3 3 3	EM A: 40.7 R: 3.59	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out inspection due to dense vegetation and remote access.	B.2 20+ yrs	
Estimated Measurements												
T34 Leyland Cypress <i>X Cupressocyparis leylandii</i>	7	1	210	N E S W	2 2 2 2	2 2 2 2	SM A: 20 R: 2.52	Good	C: Good S: Good B: Good	Located adjacent to boundary fence. Stem forks at 2.5m into 3 with a 4th stem historically removed.	B.2 20+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T35												
Lawson Cypress <i>Chamaecyparis lawsoniana</i>	8	1	330	N	2.5	2	M	A: 49.3 R: 3.96	Fair	C: Fair S: Good B: Fair	C.2 10+ yrs Located in raised border bounded by bricks. The roots have broken through the southern wall. Crown in contact with building to the east where it has routinely been pruned back. Chlorotic leaves	
T36											Estimated Measurements	
Lawson Cypress <i>Chamaecyparis lawsoniana</i>	5	1	150	N	2	0	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Not visible	C.2 10+ yrs Located adjacent to hard surfacing in corner of building. Stem not accessible due to dense foliage.	
T37												
Common Horse Chestnut <i>Aesculus hippocastanum</i>	15	1	700	N	5	5	M	A: 221.7 R: 8.4	Fair	C: Fair S: Fair B: Fair	B.1.2 20+ yrs Located in soft landscaping in between brick wall and boundary fence. Frequent routine pruning of epicormics around stem has resulted in reactive growth. Historically pollarded at 5m height with maturing regrowth to current dimensions. Leaf minor present and most leaves have already fallen for autumn	
T38											Estimated Measurements	
Sycamore <i>Acer pseudoplatanus</i>	15	1	500	N	6	3	M	A: 113.1 R: 6	Good	C: Good S: Not visible B: Not visible	B.2 20+ yrs Separated from site by security hoarding. Stem to 3m height not visible. Surrounded predominantly by hard standing.	
T39												
Copper Beech <i>Fagus sylvatica 'Purpurea'</i>	18	1	760	N	7.5	4	M	A: 261.3 R: 9.11	Good	C: Good S: Good B: Good	A.1.2 40+ yrs Located in centre of landscaping as a prominent feature. Pruning wounds around lower stem result in branch stubs in tact with branch collars up to 100mm diameter. Artificial bark damage from vandalism to lower stem. Western crown in minor contact with building.	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T40												
Paper Birch <i>Betula papyrifera</i>	4	1	80	N	1	2	Y	A: 2.9 R: 0.96	Fair	C: Fair S: Fair B: Poor	Growing within a road that has been broken out, unstable positioning.	C.2 <10 yrs
T41												
Southern Magnolia <i>Magnolia grandiflora</i>	10	1	600	N	5	1	M	A: 162.9 R: 7.2	Good	C: Good S: Good B: Fair	Growing against building bounded by hard surfacing, outgrowing its location. Epicormics around base. Crown lift wounds partially occluded. North and east crown in contact with building.	B.2 20+ yrs
T42											Estimated Measurements	
Common or Black Elder <i>Sambucas nigra</i>	4	5	79 (Eq)	N	2	0	SM	A: 2.9 R: 0.96	Fair	C: Fair S: Fair B: Fair	Growing adjacent to building in narrow border. Multi stem from base. Overgrown with climbers.	C.2 <10 yrs
T43												
Tree of Heaven <i>Ailanthus altissima</i>	7	1	90	N	2	1.5	Y	A: 3.7 R: 1.08	Good	C: Good S: Good B: Fair	Located in narrow border adjacent to building. Epicormics around base.	C.2 10+ yrs
T44											Estimated Measurements	
Common or Black Elder <i>Sambucas nigra</i>	4	5	79 (Eq)	N	2	0	SM	A: 2.9 R: 0.96	Good	C: Good S: Fair B: Fair	Growing in small border adjacent to tarmac. Multi stem from base.	C.2 <10 yrs
T45											Estimated Measurements	
Common or Black Elder <i>Sambucas nigra</i>	4	5	79 (Eq)	N	2	0	SM	A: 2.9 R: 0.96	Good	C: Good S: Fair B: Fair	Growing in small border adjacent to tarmac. Multi stem from base.	C.2 <10 yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC		
		No	Ø (mm)	Spread (m)	Clear (m)								
T46										Estimated Measurements			
Cherry <i>Prunus sp.</i>	6	1	150	N	3	2	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Not visible	Surrounded by dense climbing plants which prevent assessment of the stem.	C.2 10+ yrs	
T47										Estimated Measurements			
Cherry <i>Prunus sp.</i>	8	3	320 (Eq)	N	4	3	M	A: 46.4 R: 3.84	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Stem below 2m not visible. Crown overhangs site.	B.2 20+ yrs	
T48													
Gum <i>Eucalyptus Spp.</i>	16	1	400	N	3	6	M	A: 72.4 R: 4.8	Good	C: Fair S: Ivy B: Not visible	Located in grass. Ivy on stem to 3m prevents thorough assessment. Sparse lower crown with dead benches still attached to 7m height.	B.2 20+ yrs	
T49													
Gum <i>Eucalyptus Spp.</i>	16	1	400	N	3	5	M	A: 72.4 R: 4.8	Good	C: Fair S: Good B: Not visible	Basal area obscured by shrubs.	B.2 20+ yrs	
T50											Estimated Measurements		
Common or Black Elder <i>Sambucus nigra</i>	4	5	79 (Eq)	N	2	0	SM	A: 2.9 R: 0.96	Good	C: Good S: Fair B: Fair	Growing in planting border, multi stem from base.	C.2 <10 yrs	
T51											Estimated Measurements		
Cabbage Tree <i>Cordyline australis</i>	4	10	285 (Eq)	N	2	1.5	EM	A: 36.6 R: 3.41	Good	C: Good S: Good B: Good	Approx 10 equal sized stems.	C.2 10+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature				Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature					S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature					B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
Estimated Measurements												
T52 Red Oak <i>Quercus rubra</i>	13	1	600	N	8	4	M	A: 162.9 R: 7.2	Good	C: Good S: Ivy B: Not visible	Located adjacent to fence. Dense ivy obscures stem to 4m. 1 dead secondary branch at 7m of approx. 125mm diameter.	A.2 40+ yrs
T53 Pittosporum <i>Pittosporum tenuifolium</i>	4	2	219 (Eq)	N	2	1.5	SM	A: 21.8 R: 2.63	Fair	C: Fair S: Fair B: Not visible	Located in soft landscaping amongst other shrubs, multi stem from base.	C.2 10+ yrs
T54 Strawberry Tree <i>Arbutus unedo</i>	4	1	160	N	3	1.5	SM	A: 11.6 R: 1.92	Good	C: Good S: Good B: Good	No notable features.	C.2 10+ yrs
Estimated Measurements												
T55 Sycamore <i>Acer pseudoplatanus</i>	9	1	160	N	3	2.5	SM	A: 11.6 R: 1.92	Good	C: Good S: Good B: Not visible	Surrounded by shrubbery.	C.2 10+ yrs
Estimated Measurements												
T56 Myrobalan Plum 'Nigra' <i>Prunus cerasifera 'Nigra'</i>	7	3	292 (Eq)	N	4	2.5	M	A: 38.5 R: 3.5	Good	C: Good S: Not visible B: Not visible	Offsite tree. Stem not visible to 2m height.	B.2 20+ yrs
T57 Common Hazel <i>Corylus avellana</i>	4	10	63 (Eq)	N	3	2	SM	A: 1.8 R: 0.75	Good	C: Good S: Good B: Good	Hazel coppice of numerous small diameter stems.	C.2 10+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T58												
Whitebeam <i>Sorbus aria</i>	6	1	210	N E S W	3 3 3 3	3	SM A: 20 R: 2.52	Fair	C: Fair S: Fair B: Fair	Located in soft landscaping, 3.5m from boundary. Linear wound from base to 1m to north largely occluded, approx. 1cm open wound remains. Sparse crown with deadwood throughout.	C.2 10+ yrs	
T59												
Western Red Cedar <i>Thuja plicata</i>	15	1	560	N E S W	4 4 4 4	5	M A: 141.9 R: 6.72	Good	C: Good S: Good B: Good	Slight lean to the south. Bark has been stripped from a primary limb to the east by animals. Located 2m from fence.	B.1.2 20+ yrs	
T60										Estimated Measurements		
Western Red Cedar <i>Thuja plicata</i>	15	1	600	N E S W	5 5 5 5	3	M A: 162.9 R: 7.2	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Stem not visible below 2m. Apparent multi stem.	B.1.2 20+ yrs	
T61												
Sycamore <i>Acer pseudoplatanus</i>	15	1	775	N E S W	7 7 7 7	4	M A: 271.8 R: 9.3	Good	C: Good S: Good B: Not visible	Located against boundary wall. Western side of stem not accessible. Dense epicormics around base. Lapsed pollard routine at 5m with resulting matured regrowth of up to 300mm diameter. Cavity resulting from major pruning of primary limb to the west at 3m height; approx. 300mm diameter.	B.1.2 20+ yrs	
T62												
Red Buckeye <i>Aesculus pavia</i>	15	1	600	N E S W	7 7 7 7	5	M A: 162.9 R: 7.2	Good	C: Good S: Good B: Not visible	Located against boundary wall. Lapsed pollard routine at 5m with resulting matured regrowth of up to 300mm diameter. Cavity resulting from major pruning of primary branch to the north at 3m; approx. 150mm diameter wound with 100mm occlusion. Pruned epicormics around lower stem result in reactive growth.	B.1.2 20+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature			Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T63												
Sycamore <i>Acer pseudoplatanus</i>	15	1	600	N	6	4	M	A: 162.9 R: 7.2	Good	C: Good S: Good B: Not visible	Located against boundary wall. Stem not accessible due to shrubs. Lapsed pollard routine at 5m with resulting natured regrowth of up to 300mm diameter. Stem forks at 3m into 3 with 1 tight included union and natural bracing where a pollard regrowth has merged two stems together.	B.1.2 20+ yrs
T64												
Common or Black Elder <i>Sambucas nigra</i>	4	5	84 (Eq)	N	2	0	SM	A: 3.2 R: 1	Good	C: Good S: Fair B: Fair	Growing in small border adjacent to tarmac. Multi stem from base.	Estimated Measurements C.2 <10 yrs
T65												
Cherry <i>Prunus sp.</i>	4	1	350	N	4	1.5	M	A: 55.4 R: 4.19	Good	C: Good S: Good B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Canopy overhangs wall into car park.	Estimated Measurements B.2 20+ yrs
T66												
Honey Locust <i>Gleditsia triacanthos</i>	13	1	400	N	6	3	M	A: 72.4 R: 4.8	Good	C: Good S: Not visible B: Not visible	Offsite tree, unable to carry out detailed inspection due to restricted access. Crown overhangs entrance at 3m height.	B.2 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Appendix 3: Tree Constraints Plan



Tree Categories

These are categorised in accordance with the guidance set out in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

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

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

Category 'Z' - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 50mm.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Area (RPA) should be defined around each of the category 'X' and 'Y' trees. This is a minimum area in which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

The calculated RPA is capped to 7.5m², which is the equivalent to a circle with a radius of 1.5m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Tree Survey Report

Please refer to Arbtch Consulting Ltd. Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.

All trees were surveyed and categorised in accordance with the guidance set out in the British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured, obtain an arboricultural report to include:

- An arboricultural impact assessment (AIA);
- An arboricultural method statement (AMS); and
- A tree protection plan (TPP).

Note: Trees from 2 TPOs (references T.149/09 and T525/74) have been identified on this plan to determine which trees are still present within the site or immediately adjacent, and those that have since been removed. Please note, TPO locations are indicative.

Rev	Date	Notes
a	15.12.22	Tree locations updated with topographical survey
b	17.02.23	Updated to include TPO references



Project: Ravenscourt Park Hospital, 1 Coulter Road, Fulham, West London, W6 0BJ

Client: Logika Consultants

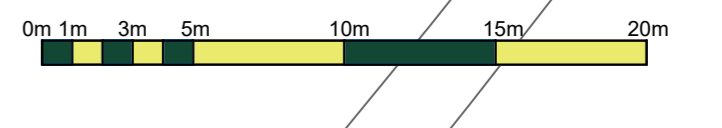
Drawing: Tree Constraints Plan

Based on: 2210-LSL-RCT-ZZ-M3-L-000001

Drawing No: Arbtch TCP 01 **Rev:** b

Date: Sept 2022 **Scale:** 1:250 @ A0 **Drawn:** EK

Key:	Tree	Category	TPC	TPC Status
T1	Tree	Category 'X' trees	TPC	TPC trees retained
T2	Tree	Category 'Y' trees	TPC	TPC trees removed
T3	Tree	Category 'Z' trees	TPC	TPC trees removed
T4	Tree	Category 'U' trees	TPC	TPC trees removed
T5	Tree	Category 'X' trees	TPC	TPC trees removed
T6	Tree	Category 'Y' trees	TPC	TPC trees removed
T7	Tree	Category 'Z' trees	TPC	TPC trees removed
T8	Tree	Category 'U' trees	TPC	TPC trees removed
T9	Tree	Category 'X' trees	TPC	TPC trees removed
T10	Tree	Category 'Y' trees	TPC	TPC trees removed
T11	Tree	Category 'Z' trees	TPC	TPC trees removed
T12	Tree	Category 'U' trees	TPC	TPC trees removed
T13	Tree	Category 'X' trees	TPC	TPC trees removed
T14	Tree	Category 'Y' trees	TPC	TPC trees removed
T15	Tree	Category 'Z' trees	TPC	TPC trees removed
T16	Tree	Category 'U' trees	TPC	TPC trees removed
T17	Tree	Category 'X' trees	TPC	TPC trees removed
T18	Tree	Category 'Y' trees	TPC	TPC trees removed
T19	Tree	Category 'Z' trees	TPC	TPC trees removed
T20	Tree	Category 'U' trees	TPC	TPC trees removed
T21	Tree	Category 'X' trees	TPC	TPC trees removed
T22	Tree	Category 'Y' trees	TPC	TPC trees removed
T23	Tree	Category 'Z' trees	TPC	TPC trees removed
T24	Tree	Category 'U' trees	TPC	TPC trees removed
T25	Tree	Category 'X' trees	TPC	TPC trees removed
T26	Tree	Category 'Y' trees	TPC	TPC trees removed
T27	Tree	Category 'Z' trees	TPC	TPC trees removed
T28	Tree	Category 'U' trees	TPC	TPC trees removed
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T30	Tree	Category 'Y' trees	TPC	TPC trees removed
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T32	Tree	Category 'U' trees	TPC	TPC trees removed
T33	Tree	Category 'X' trees	TPC	TPC trees removed
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T36	Tree	Category 'U' trees	TPC	TPC trees removed
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T43	Tree	Category 'Z' trees	TPC	TPC trees removed
T44	Tree	Category 'U' trees	TPC	TPC trees removed
T45	Tree	Category 'X' trees	TPC	TPC trees removed
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T47	Tree	Category 'Z' trees	TPC	TPC trees removed
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T71	Tree	Category 'Z' trees	TPC	TPC trees removed
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T83	Tree	Category 'Z' trees	TPC	TPC trees removed
T84	Tree	Category 'U' trees	TPC	TPC trees removed
T85	Tree	Category 'X' trees	TPC	TPC trees removed
T86	Tree	Category 'Y' trees	TPC	TPC trees removed
T87	Tree	Category 'Z' trees	TPC	TPC trees removed
T88	Tree	Category 'U' trees	TPC	TPC trees removed
T89	Tree	Category 'X' trees	TPC	TPC trees removed
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T91	Tree	Category 'Z' trees	TPC	TPC trees removed
T92	Tree	Category 'U' trees	TPC	TPC trees removed
T93	Tree	Category 'X' trees	TPC	TPC trees removed
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T95	Tree	Category 'Z' trees	TPC	TPC trees removed
T96	Tree	Category 'U' trees	TPC	TPC trees removed
T97	Tree	Category 'X' trees	TPC	TPC trees removed
T98	Tree	Category 'Y' trees	TPC	TPC trees removed
T99	Tree	Category 'Z' trees	TPC	TPC trees removed
T100	Tree	Category 'U' trees	TPC	TPC trees removed



9. Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TSR 01	Emily Kempson		Consultant	01b	17/02/23

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