

Broadwater Farm Estate Public Realm

Arboricultural Impact Assessment

Report for Willmott Dixon

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Executive Summary

Temple Ltd has been commissioned by Willmott Dixon to undertake a walkover survey and provide an updated Arboricultural Impact Assessment of trees that could be affected by future works associated with the re-development of parts of The Broadwater Farm Estate at the following locations:

- The former Moselle School
- Northolt Block and Energy Centre
- Stapleford Block
- The Enterprise Centre
- The Health Centre
- Tangemere Block

The former Moselle School site is situated to the north of Adams Road, Tottenham, London, N17 6BF, with the rest of the sites within the existing main development to the south, and an area of amenity grass and trees adjacent to the rear of Mount Pleasant Road to the north-east of the site.

A qualitative assessment of each tree was carried out according to British Standard BS 5837:2012, 'Trees in Relation to Design, Demolition and Construction – Recommendations', focusing on arboricultural values (categories A1, B1, C1), landscape values (categories A2, B2, C2) and cultural values (A3, B3, C3).

- There were 101 individual trees, 28 groups and four hedges in and adjacent to the proposed development site each described in Appendix 1 of this report (this makes up a proportion of the trees originally included in survey work and the attached Tree Data Schedule has been annotated to show which trees are *not* the subject of this AIA due to having been removed or because they are located outside the development area).
- Of the trees surveyed, the majority were consistent with Category B status (37 individuals and 18 groups). 59 individuals, four hedgerows and 10 groups were attributed Category C status and five individuals were assigned Category U status.
- Of the surveyed trees, a total of 35 individual trees, ten groups and four hedges will require removal to facilitate development works
- A tree constraints check was carried out with the London Borough of Haringey, and it was confirmed that no trees located adjacent to or in the proposed development site were subject to Tree Preservation Order or Conservation Area restrictions.

- Root protection areas were calculated in accordance with BS 5837:2012 for each of the surveyed trees and ranged from 1.1m² to 221.7m² for T28 and T33 respectively.
- Any work to trees should consider the potential presence of protected species, including breeding birds and roosting bats.

1 Introduction

BACKGROUND

- 1.1 Arbeco Ltd was commissioned on 12th February 2021 by Karakusevic Carson Architects to carry out an arboricultural survey of trees at Broadwater Farm Estate, London, N17 6BF and produce an Arboricultural Impact Assessment (AIA). Temple Ltd, was then commissioned by Willmott Dixon on 24 January 2023 to perform a walkover survey to check the condition of trees on site and record any changes. Additional proposals were also submitted by Willmott Dixon for arboricultural assessment as part of the updated AIA. The survey was required to assess the condition of trees that could be affected by future development of the site and provide sufficient information for the development of site layouts and construction exclusion zones to enable the protection of existing trees.

SCOPE OF REPORT

- 1.2 This report has been produced in accordance with British Standard BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (hereafter referred to as BS 5837:2012). It provides information on the current condition of trees at the application site, their suitability for retention, and the above and below ground constraints to development.
- 1.3 Any clear flaws or hazards have been identified in the Schedule of Trees provided in Appendix 1. Preliminary recommendations for the management of retained trees are provided, but a full hazard risk assessment comprising a more comprehensive analysis of tree condition and potential risk to target areas is beyond the scope of this report. Any recommendations relating to the management of potentially hazardous trees should be carried out as soon as possible¹.

SITE CONTEXT AND STATUS

- 1.4 The application site is approximately 3.4 hectares (ha) in size and is centred on Ordnance Survey National Grid reference TQ 32976 90155. The site lies within the

¹ All tree works should be undertaken by a suitably qualified Arboricultural Contractor. No arboricultural works to trees subject to planning constraints shall be carried out without the written consent of the relevant Local Planning Authority (LPA). Any proposed tree works should be undertaken in accordance with British Standard BS 3998:2010 Tree work - Recommendations. Works to trees that are the subject of a Tree Preservation Order or within a Conservation Area which are deemed to be dangerous under Regulation 14 of the Town and Country Planning (England) (Regulations) 2012 may under certain circumstances be undertaken without needing to seek the prior written consent of the LPA.

Broadwater Farm housing estate in Tottenham with the local area dominated by multi-storey housing blocks, associated commercial properties and areas of green open space. The site is bound by Adams Road to the north and comprises educational facilities, with the residential streets of Mount Pleasant Road and the Avenue to the east and south.

DESCRIPTION OF THE PROPOSALS

- 1.5 The proposal comprises the re-development of public realm areas, including new streets and hard and soft landscaped areas.
- 1.6 Additional proposals were provided on 16 February 2023 including new hard and soft landscaping adjacent to Adams Road to the north.

2 Methodology

TREE SURVEY

- 2.1 The tree survey was conducted in accordance with BS 5837:2012 the results of which are presented in the Schedule of Trees (Appendix 1) and include a sequential numbering of each tree, species listed by common name; tree dimensions including overall height, canopy spreads measured against the cardinal compass points; crown height; age class; physiological condition; structural condition, life expectancy; root protection areas and preliminary management advice.
- 2.2 Each tree has been assigned a category grade in accordance with BS 5837:2012 categories A, B, C and U ranging from high to low quality. Definitions of tree quality are provided in Table 2 Appendix 1.
- 2.3 For the purposes of this report, arboricultural as well as landscape sub-categories have been used in the Schedule of Trees. BS 5837:2012 points out that each sub-category should be given equal weighting when grading trees against these criteria.
- 2.4 A tree constraints plan is presented in Appendix 2 showing the recommended root protection areas (RPA) for all surveyed trees. Each grading category has been highlighted using the colour key system as described in BS 5837:2012.
- 2.5 All trees likely to be affected by works inside the red line boundary of the site were visually assessed using the Visual Tree Assessment Method (VTA) (Mattheck and Breloer, 1994).
- 2.6 Stem diameters were measured using diameter tape. Canopy spreads were estimated by pacing and where possible, verified using a laser range finder. Height measurements were taken using a laser clinometer where possible. Where this was not possible, tree heights have been estimated.
- 2.7 Formal assessments of topography, drainage, service conduits and soil conditions including specific laboratory investigations of soil properties (i.e. plasticity index, moisture content, suction pressure) were not undertaken and are beyond the scope of this report.

DESK STUDY

- 2.8 A tree constraints check was undertaken with the London Borough of Haringey using their online planning map search facility to search for Tree Preservation Order and Conservation Area restrictions for trees in and adjacent to the site.

SUPPORTING DOCUMENTS

- 2.9 Drawing Reference: *TS18-077T1-2D.dwg* & *N10005-Topo-R0.dwg* topographical plans (Terrain Land and Architectural Surveys Ltd., 2020) and *474-KCA-XX-RF-DR-A-1004 Site Overview Roof Plan* (Karakusevic-Carson Architects, 2022) were provided for the purposes of compiling this report. They included the layout of existing site features and the site proposals.
- 2.10 Additional proposals produced by Turkington Martin on behalf of Willmott Dixon were received on 16 February 2023. This included the drawing *BFR-TML-ZZ-ZZ-RP-L-100002 P03* (Turkington Martin, 2023).

PERSONNEL

- 2.11 The tree survey and version 1.0 report was carried out by Callum Campbell FdSc, MArborA, an Arboricultural Consultant with over 20 years' experience within the arboriculture and woodland management sectors, working as a contractor, Highways Tree Officer and private consultant. Callum is the holder of the LANTRA Professional Tree Inspection (PTI) which is the country's premier tree inspection qualification.
- 2.12 The version 2.0 report was produced by Henry Bates Cert Arb L4 MArborA, an Arboricultural Consultant with over 15 years' experience within various arboricultural sectors, working as both a contractor and consultant.
- 2.13 This report (version 3.0) was produced by Wesley Rawson FdSc BSc (Hons) MArborA, an Assistant Arboricultural Consultant with over 8 years' industry experience working as both a private contractor and consultant.

LIMITATIONS

- 2.14 On the walkover survey (2/2/2023), access was prohibited from two areas on site. This includes the site north of Adams Road which form the updated landscape proposals being reassessed in this report and the demolition site adjacent to Gloucester Road and Willan Road. Where possible, trees were surveyed from a distance and their condition was judged not to have changed.

- 2.15 Only preliminary recommendations for tree management are provided. A full hazard risk assessment comprising a more comprehensive analysis of the condition and potential risk to target areas is beyond the scope of this report.
- 2.16 The trees were inspected at ground level and no decay detection equipment was used. There is therefore a risk that any internal decay that may be present has gone undetected.
- 2.17 Of the trees surveyed, a total of five trees and two groups (T10, T11, T54, T55, T93, G1 and G22) were situated in areas where access to the main stem was not possible. As such, assumptions have been made relating to dimensions of the main stem, and the overall condition is based upon the visible parts of the tree only.
- 2.18 Trees are living organisms and their health and condition change with time. Therefore, this assessment remains valid for 12 months from the date of inspection, or until a severe storm is experienced, after which time a new inspection is required. For the purpose of this report, a severe storm is defined as a period of violent weather, involving rain, hail, wind, snow, lightning or any combination of these, likely to cause damage to trees.

3 Results

TREE SURVEY

- 3.1 The results of the tree survey are provided in the Schedule of Trees in Appendix 1. A Tree Constraints Plan illustrating the BS 5837:2012 categories of each tree, their crown spread and RPA is presented in Appendix 2 and photographs of the site are provided in Appendix 8.
- 3.2 The initial survey included trees that were located in a much wider area, beyond the application boundary. As such, those trees were not required to be included in this report and have been highlighted in green within the tree data schedule (Appendix 1) in accordance with Table 1 below.
- 3.3 The latest survey, dated 2 February 2023, observed parts of the site in its demolition phase working under a separate scheme. Two Category B trees T107 and T76 scheduled for retention were found to have been removed under a separate scheme. One tree T84 scheduled for felling works was found removed. One Category A tree T64, was found to have been ringbarked and has been downgraded to a U. One Category B

tree, T39 was found to have been mistakenly duplicated. Five additional newly planted trees were also surveyed and attributed Category C status. These were T128, T129, T130, T131 and T132. This report has been updated to reflect the conditions on site as observed on the 2 February 2023. The tree data schedule found in Appendix 1 includes highlights to the changes in condition from the original survey within the comments using the below key.

Table 1. Tree data Schedule Key

Colour	Key
White	Included in this report
Green	Redacted from this report
Yellow	Tree downgraded since previous survey
Orange	Tree removed since previous survey

- 3.4 The survey recorded 101 individual trees, 28 groups and four hedges which could potentially be affected by future development. These comprised: silver birch *Betula pendula*, paperbark birch *Betula papyrifera*, Himalayan birch *Betula utilis*, Tibetan cherry *Prunus serrula*, wild cherry *Prunus avium*, bird cherry *Prunus padus*, common hazel *Corylus avellana*, Turkish hazel *Corylus colurna*, field maple *Acer campestre*, silver maple *Acer saccharinum*, Norway maple *Acer platanoides*, sycamore *Acer pseudoplatanus*, common ash *Fraxinus excelsior*, gum *Eucalyptus* sp., hybrid black poplar *Populus x canadensis*, red oak *Quercus rubra*, Pear *Pyrus calleryana* 'chanticleer', pedunculate oak *Quercus robur*, white willow *salix alba*, contorted willow *Salix matsudana* 'Tortuosa', lime – *Tilia* sp., hawthorn *Crataegus* sp., chestnut *Aesculus* sp., sweet chestnut *Castanea sativa*, tulip tree *Liriodendron* sp., hornbeam *Carpinus betulus*, Lawson cypress *Chamaecyparis lawsoniana*, rowan *Sorbus* sp, whitebeam *Sorbus aria*.

- 3.5 Physiological and structural condition² of the majority of surveyed trees was consistent with Category B status (37 individuals and 18 groups). 59 individuals, four hedgerows and 10 groups were attributed Category C status and five individuals were assigned Category U status.
- 3.6 Of the trees surveyed, 55 individuals, 15 groups and one hedge were classified to be at a semi mature life stage³. 40 individuals, 11 groups and three hedges were classified as young, three individuals and one group were classified as early mature and three individuals and one group were classified as mature. No trees were found to be in the over mature classification.
- 3.7 A summary of the number of trees surveyed corresponding to BS 5837:2012 tree quality assessment definitions is provided in Table 1.

Table 2: Grade Classifications

BS 5837:2012 Grades A to U	Trees attributed to each grade	Frequency		
		T	G	H
B	T1, T2, T9, T12, T13, T14, T15, T21, T25, T26, T29, T30, T31, T32, T34, T35, T36, T37, T38, T40, T41, T42, T46, T47, T56, T57, T58, T61, T82, T83, T85, T86, T87, T88, T89, T92, T95, G4, G5, G6, G8, G11, G12, G13, G14, G15, G18, G19, G20, G21, G22, G23, G24, G29, G31	36	18	-
C	T4, T5, T6, T7, T8, T10, T11, T16, T17, T18, T19, T20, T22, T23, T24, T27, T28, T33, T43, T44, T45, T48, T50, T51, T52, T54, T55, T59, T60, T62, T63, T65, T66, T67, T68, T77, T78, T79, T80, T81, T90, T91, T93, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T128, T129, T130, T131, T132, G1, G2, G3, G7, G16, G17, G25, G26, G27, G28, H1, H2, H3, H4	59	10	4
U	T3, T49, T53, T64, T94	5	-	-

² Physiological and structural condition are terms used to differentiate between a trees physiological condition i.e. annual growth, vigour, presence of disease etc. as opposed to structural condition relating to branch formation, mechanical strength and integrity.

³ Young. Establishing; usually with good vigour, but as of limited significance within the landscape.
Semi-Mature. Established; normally vigorous and increasing in height. Of increasing landscape significance.
Early Mature. Fully established trees around the middle half of their life span retaining good vigour. Not yet achieved full height and retaining apical dominance.
Mature. Fully established trees retaining moderate vigour. Apical dominance lost but crown still spreading.
Over Mature. Fully mature trees in the last quarter of their usual life expectancy; vigour declining.

DESK STUDY

- 3.8 It was confirmed that no trees situated in or adjacent to the site were subject to Tree Preservation Order or Conservation Area restrictions.

ARBORICULTURAL IMPACT ASSESSMENT

- 3.9 Based on Drawing Reference: *474-KCA-XX-RF-DR-A-1004 Site Overview Roof Plan* (Karakusevic-Carson Architects, 2022) received from the client on 16th May 2022, and *BFR-TML-ZZ-ZZ-RP-L-100002 P03* (Turkington Martin, 2023) the impact of the proposal on the existing trees has been assessed and all trees that will potentially be affected by the proposals are listed in Table 3. Tree numbers in the table correspond to the Schedule of Trees in Appendix 1 and Tree Constraints Plan described in Appendix 2.
- 3.10 It has been assumed that the height of all construction traffic or goods vehicles accessing the site will be within the standard minimum carriageway clearance of 5m (HSE, 2017).

Table 3: Grade Classifications

Impact	Reason	BS Cat B	BS Cat C	BS Cat U
Trees to be removed	Located within development footprint.	T9, T21, T30, T31, T32, T34, T35, T36, T37, T38, T40, T41, T42, T85, T86, T95, G12, G18, G19, G22, G29	T4, T5, T7, T8, T16, T17, T18, T20, T22, T23, T24, T33, T43, T44, T77, T96, T97, T98, T99, G2, G3, G16, G17, G28, H1, H2, H3, H4	-
	Arboricultural best practice	-	-	T3, T49, T53, T64, T94
Trees which could sustain damage to RPA	Soil compaction through construction traffic access	T1, T2, T12, T13, T14, T15, T46, T47, T56, T57, T58, T61, T65, T66, T67, T68, T82, T83, T87, T88, T89, T92, G5, G6, G8, G11, G13, G15, G20, G21, G23, G25,	T6, T10, T11, T16, T17, T18, T25, T26, T29, T48, T50, T51, T52, T54, T55, T59, T60, T62, T63, T78, T79, T80, T81, T90, T91, T93, T100, T101, T102, T103, T104, T105, T106, G7, G8, G14, G26,	-

Table 3: Grade Classifications

Impact	Reason	BS Cat B	BS Cat C	BS Cat U
Trees which could sustain damage to stem or canopy	Impact by construction traffic.	T1, T2, T12, T13, T14, T15, T46, T47, T56, T57, T58, T61, T65, T66, T67, T68, T76, T82, T83, T87, T88, T89, T92, G5, G6, G8, G11, G13, G15, G20, G21, G23, G25,	T6, T10, T11, T16, T17, T18, T25, T26, T29, T48, T50, T51, T52, T54, T55, T59, T60, T62, T63, T78, T79, T80, T81, T90, T91, T93, T100, T101, T102, T103, T104, T105, T106, G7, G14, G8, G26,	-

Tree removal.

- 3.11 Based on the design proposal, a total of 35 individual trees, ten groups and four hedges will require removal to facilitate development works.
- 3.12 Of the trees to be removed, 16 individuals and five groups were attributed Category B status and 19 individuals, five groups and four hedges were attributed Category C status.
- 3.13 A further five trees, attributed Category U, have been recommended for removal for health and safety reasons.

Trees which could potentially sustain damage to stem, canopy or RPA.

- 3.14 Development proposals have the potential to indirectly impact the stem, canopy or RPAs of 56 trees and 14 groups scheduled for retention as displayed in Table 3.

Impact on visual amenity and local character

- 3.15 Trees T9, T21, T30, T31, T32, T34, T35, T36, T37, T38, T40, T41, T42, T85, T86, T95, T96, T97, T98, G12, G18, G19, G22 and G29 were all attributed Category B status. Without appropriate mitigation as recommended in section 4 of this report, their removal would represent a significant impact on local visual amenity.
- 3.16 While trees T4, T5, T7, T8, T20, T22, T23, T24, T33, T43, T44, T77, T96, T97, T98, T99, G2, G3, G16, G17, G28, H1, H2, H3 and H4 were all attributed Category C status and therefore considered to be of low visual amenity value, removal of category C trees in

quantity can still represent a marked visual loss. it is understood that the proposed landscaping scheme will address loss to visual amenity as a result of their removal.

- 3.17 Trees T3, T49, T53, T84, T94 were attributed Category U status, and therefore considered to be of extremely low amenity value. As such, their removal represents a negligible impact to local visual amenity although the tree cover may have ecological significance.

4 Recommendations

SITE SPECIFIC ISSUES

- 4.1 All Category A and B trees as described in Table 2 should be given priority consideration for retention during any future development which should take full account of above and below ground constraints, as shown on the Tree Constraints Plan (Appendix 2).
- 4.2 No services proposals were provided for consideration as part of this AIA. Therefore, service routes must be designed in conjunction with the Tree Protection Plan (Temple, 2023) in order to avoid further arboricultural impacts. Service routes must not be routed through any of the RPAs of retained trees on site. Failure to comply will trigger additional impacts to trees to be assessed and further planning consent may be required.

TREE WORKS

- 4.3 Based on the current design proposal the following tree pruning and removal operations will need to be undertaken in order to facilitate development works.
- Trees T4, T5, T7, T8, T9, T19, T20, T21, T22, T23, T24, T30, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T77, T85, T86, T95, T96, T97, T98, T99, G2, G3, G12, G16, G17, G18, G19, G22, G28, G29, H1, H2, H3 and H4 require removal.
- 4.4 Although not specifically required for the purposes of evaluating design proposals and layouts, preliminary recommendations for tree management are provided below.
- Further evaluation and a full hazard risk assessment of T52 and T60 should be undertaken to establish the extent of decay, weakness or defects present, if it is progressive, and whether immediate intervention such as canopy reduction or removal are necessary.
 - Trees T3, T49, T53, T64, T94 should be removed for health and safety reasons due to their poor physiological condition, in addition to having limited amenity value.
 - Tree group G26 should be removed, these trees are self-set and growing in inappropriate locations (e.g., very close to existing structures) where they will not be able to develop to maturity.
- 4.5 All tree works should give due consideration to the potential presence of protected species, including breeding birds and roosting bats.

- 4.6 Arisings from tree works (e.g. wood piles and standing dead trunks) can provide valuable habitats for wildlife. As such, consideration should be given to their retention on site in areas unlikely to cause issues to public health and safety.
- 4.7 All tree pruning should be carefully planned and undertaken in accordance with *BS 3998: 2010 Recommendation for Tree Works*.
- 4.8 Any recommendations highlighting the management of potentially hazardous trees should be reviewed as soon as is practically possible.

MITIGATION

- 4.9 A mitigation scheme of soft landscaping must be submitted, including tree planting details which address the loss of visual public amenity and ecosystem service benefits where tree removal is unavoidable. The tree selection and soft landscaping scheme must be site specific being designed to give new tree planting adequate space and soil volume to grow to maturity.
- 4.10 Due to the higher value of larger mature trees designated for removal; a suitable cost benefit analysis of mitigation planting should be developed, in compliance with The London Plan (2021).
- 4.11 The design of any new planting and landscaping proposals should be based upon a soil analysis which considers pH and any nutrient deficiencies or imbalances.
- 4.12 Any new planting and landscaping proposals should be designed in conjunction with underground service proposals considering the potential for future conflicts.
- 4.13 The planting detail should be considered and planned at an early stage of the design process and feed into the wider landscape design proposal.
- 4.14 Often the need for future remedial pruning or tree removal can be avoided through careful species selection and planning during the design of the mitigation planting scheme.
- 4.15 The positioning of mitigation planting in relation to new or existing buildings should take full account of the final canopy height and spread of all trees included in the planting scheme.

- 4.16 While larger trees produce the most value and benefits to society consideration of species characteristics including canopy form must take precedence using 'the right tree for the right place' principle.
- 4.17 A post planting aftercare plan fully compliant with BS 8545:2014 *Trees from nursery to establishment in the landscape- Recommendations* must be compiled with a schedule of auditable compliance checks for planning enforcement officers to ensure the long term survival of mitigation planting.

ISSUES FOR THE ARBORICULTURAL METHOD STATEMENT

- 4.18 Protective fencing must be installed in accordance with figure 2 of BS 5837:2012 to enable the safe retention of trees to be retained. The positioning of tree protection and the establishment of construction exclusion zones (CEZ) should initially be based upon the root protection areas and should be in place prior to the commencement of works.
- 4.19 Further revisions to the tree protection plan may be necessary once finalised construction plans have been developed accounting for all post consent planning conditions.

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Appendix 1: Schedule of Trees

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T1	Sycamore (Acer pseudoplatanus)	10	1	450	2.5	2.5	2.5	2.5	2.5	SM	Good	Fair	None.	None.	20+	B1	91.6	5.4
T2	Sycamore (Acer pseudoplatanus)	10	1	300	2.5	2.5	2.5	2.5	2.5	SM	Good	Fair	None.	None.	20+	B1	40.7	3.6
T3	Alder (Alnus sp.)	3	1	120	0	1	0.5	0.5	1	Y	Fair	Poor	One sided crown.	None.	<10	U	6.5	1.4
T4	Sycamore (Acer pseudoplatanus)	5	1	120	1	1	1	1	2	Y	Fair	Fair	Limited lifespan due to location.	None.	10+	C1	6.5	1.4
T5	Hawthorn (Crataegus sp.)	5	2	150	1	1	1	1	2	SM	Fair	Fair	Established close to external wall.	None.	10+	C1	10.2	1.8
T6	Sycamore (Acer pseudoplatanus)	9	1	310	2	2	2	2	2	SM	Fair	Fair	Full VTA precluded by limited access.	None.	10+	C1	43.5	3.7
T7	Sycamore (Acer pseudoplatanus)	9	1	300	2	2	2	2	1	SM	Fair	Fair	None.	None.	20+	C1	40.7	3.6
T8	Hawthorn (Crataegus sp)	5	4	250	1.5	1.5	1.5	1.5	1	SM	Fair	Fair	None.	None.	10+	C1	28.3	3.0
T9	Common cherry (Prunus avium).	6	1	350	4	4	4	4	1	SM	Good	Fair	Low hanging crown.	None.	20+	B1	55.4	4.2
T10	Apple (Malus sp.)	3	1	220	1	1	1	1	1	SM	Fair	Fair	No full VTA due to limited access.	None.	10+	C1	21.9	2.6

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T11	Rowan (Sorbus sp.)	4	1	220	1	1	1	1	1	SM	Fair	Fair	No full VTA due to limited access.	None.	10+	C1	21.9	2.6
T12	Common ash (Fraxinus excelsior)	15	1	550	6	6	6	6	3	M	Good	Fair	By footpath.	None.	20+	B1	136.8	6.6
T13	Lime (Tilia sp.)	10	1	250	2	2	2	2	2	SM	Good	Fair	Forms screening.	None.	20+	B1	28.3	3.0
T14	Common ash (Fraxinus excelsior)	14	1	550	4	6	4	6	3	M	Good	Fair	Forms screening.	None.	20+	B1	136.8	6.6
T15	Sycamore (Acer pseudoplatanus)	7	1	250	2	2	2	2	2	SM	Fair	Fair	Forms part of screening.	None.	20+_	B1	28.3	3.0
T16	Sycamore (Acer pseudoplatanus)	7	1	300	2.5	2.5	2.5	2.5	3	SM	Poor	Fair	Crown reduced. Potential weak union at fork of main stems.	None.	10+	C1	40.7	3.6
T17	Maple (Acer sp.)	4	1	100	1	1	1	1	2	Y	Good	Good	None.	None.	20+	C1	4.5	1.2
T18	Maple (Acer sp.)	4	1	100	1	1	1	1	2	Y	Good	Good	None.	None.	20+	C1	4.5	1.2
T19	Sycamore (Acer pseudoplatanus)	4	1	200	1	1	1	1	1	Y	Fair	Fair	None.	None.	10+	C1	18.1	2.4
T20	Sycamore (Acer pseudoplatanus)	5	1	200	1	1	1	1	1	SM	Fair	Fair	None.	None.	10+	C1	18.1	2.4

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T21	Wild cherry (Prunus avium)	7	1	400	3	3	3	3	1	SM	Fair	Fair	Large spreading canopy.	None.	20+	B1	72.4	4.8
T22	Field maple (Acer campestre)	3	1	100	1	1	1	1	1	Y	Good	Good	Planted in grass verge.	None.	20+	C1	4.5	1.2
T23	Field maple (Acer campestre)	3	1	120	1	1	1	1	1	Y	Good	Good	In grass verge.	None.	20+	C1	6.5	1.4
T24	Sycamore (Acer pseudoplatanus)	6	1	250	1	1	1	1	1	Y	Fair	Fair	Part of hedge/screening.	None.	20+	C1	28.3	3.0
T25	Lime (Tilia sp.)	14	1	320	2.5	2.5	2.5	2.5	0	SM	Good	Fair	None.	Basal epicormic removal.	20+	B1	46.3	3.8
T26	Lime (Tilia sp.)	14	1	310	2.5	2.5	2.5	2.5	0	SM	Good	Fair	None.	Basal epicormics removal.	20+	B1	43.5	3.7
T27	Sweet chestnut (Castanea sp.)	6	1	300	2	2	2	2	1	SM	Poor	Fair	Basal bark damage exposing decaying sapwood.	None.	10+	C1	40.7	3.6
T28	Cherry (Prunus sp.)	2.5	4	90	2	2	2	2	0	Y	Fair	Fair	Multi stem at base.	None.	10+	C1	3.7	1.1
T29	Sycamore (Acer pseudoplatanus)	14	2	300	2	2	3	4	2	SM	Fair	Fair	None.	None.	20+	B1	40.7	3.6
T30	Ash (Fraxinus sp.)	10	1	420	5	5	5	5	2	SM	Good	Fair	Previously crown lifted.	None.	20+	B1	79.8	5.0

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T31	Turkish hazel (Corylus colourna)	3	1	250	1.5	1.5	1.5	1.5	1.5	SM	Good	Fair	None.	None.	20+	B1	28.3	3.0
T32	Turkish hazel (Corylus colurna)	8	1	280	2	2	2	2	2	SM	Good	Fair	None.	None.	20+	B1	35.5	3.4
T33	Willow (Salix sp.)	12	1	700	5	5	5	5	1.5	M	Fair	Fair	Multi stemmed at approx.1.25m.	None.	10+	C1	221.7	8.4
T34	Lime (Tilia sp.)	15	1	400	4	4	4	4	3	EM	Good	Fair	None.	Basal epicormic removal.	20+	B1	72.4	4.8
T35	Lime (Tilia sp.)	15	1	400	4	4	4	4	3	EM	Good	Fair	None.	Basal epicormics removal.	20+	B1	72.4	4.8
T36	Maple (Acer sp.)	14	1	500	5	5	5	5	3	SM	Good	Fair	Previously crown lifted.	None.	20+	B1	113.1	6.0
T37	Ash (Fraxinus sp.)	14	1	310	3	3	3	3	3	SM	Good	Fair	Previously crown lifted. Forms part of a cohesive linear group.	None.	20+	B1	43.5	3.7
T38	Ash (Fraxinus sp.)	12	1	310	2	3	3	3	3	SM	Good	Fair	Previously crown lifted. Forms part of a cohesive linear group.	None.	20+	B1	43.5	3.7
T39	-	-	-	-	-	-	-	-	-	-	-	-	Tree recorded by mistake. Not a constraint.	None.	-	-	-	-
T40	Ash (Fraxinus sp.)	14	1	400	3	3	3	3	3	SM	Good	Fair	Previously crown lifted. Forms part of cohesive linear group.	None.	20+	B1	72.4	4.8

Table 1: Schedule of Trees and Tree Quality Assessment*

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 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T41	Ash (Fraxinus sp.)	14	1	400	3	3	3	3	3	SM	Good	Fair	Previously crown lifted. Forms part of cohesive linear group.	None.	20+	B1	72.4	4.8
T42	Field maple (Acer campestre)	12	1	320	2	2	2	2	2	SM	Good	Fair	Previously crown lifted.	None.	20+	B1	46.3	3.8
T43	Cherry (Prunus avium)	4	1	120	1	1	1	1	1	Y	Fair	Fair	None.	None.	20+	C1	6.5	1.4
T44	Cherry (Prunus avium)	4	3	100	1	1	1	1	0	Y	Fair	Fair	None.	None.	10+	C1	4.5	1.2
T45	Birch (Betula sp.)	6	1	150	2	2	2	2	2	Y	Fair	Poor	Sparse & thinning crown.	None.	10+	C1	10.2	1.8
T46	Sycamore (Acer pseudoplatanus)	8	1	320	2	4	4	4	2	SM	Fair	Fair	Cantilevered away from adjacent balcony. Crown lifted.	None.	20+	B1	46.3	3.8
T47	Sycamore (Acer pseudoplatanus)	8	1	280	2	3	3	3	2	SM	Fair	Fair	Cantilevered from adjacent balcony. Crown lifted.	None.	20+	B1	35.5	3.4
T48	Cherry (Prunus sp.)	6	1	290	2	3	3	3	1	SM	Fair	Fair	Crown lifted. Bulge on main stem.	None.	10+	C1	38.0	3.5
T49	Bird cherry (Prunus padus).	7	1	300	2	2	2	2	1	SM	Poor	Fair	Basal bark damage with obvious decay.	Fell due to decay.	<10	U	40.7	3.6
T50	Cypress (Chamaecyparis sp.)	5	1	250	1	1	1	1	1	SM	Fair	Fair	None.	None.	10+	C1	28.3	3.0

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T51	Ash (<i>Fraxinus</i> sp.)	8	1	300	3	3	2	3	2	SM	Fair	Fair	Light suppression to east by T56. Root collar included in planter grill.	None.	10+	C1	40.7	3.6
T52	Gum (<i>Eucalyptus</i> sp.)	14	1	600	5	5	4	5	1	EM	Poor	Fair	Ganoderma sp. fungal fruiting body at base. Species not suited to location and structure proximity.	Tomograph lower stem to inform on management options.	10+	C1	162.9	7.2
T53	Cherry (<i>Prunus</i> avium)	4	2	200	1	1	1	1	1	Y	Poor	Fair	Decay in stem with poor pruning practice.	None.	<10	U	18.1	2.4
T54	Hazel (<i>Corylus</i> avellana)	3	5	100	2	2	2	2	0	SM	Fair	Fair	No VTA as on private property.	None.	10+	C1	4.5	1.2
T55	Cherry (<i>Prunus</i> avium)	4	1	200	1	1	1	1	1	Y	Fair	Fair	No VTA due to limited access.	None.	10+	C1	18.1	2.4
T56	Birch (<i>Betula</i> sp.)	10	1	280	3	3	1	3	2	SM	Fair	Good	Vandalism on main stem.	None.	20+	B1	35.5	3.4
T57	Norway maple (<i>Acer</i> platanoides)	14	1	300	4	4	2	4	4	SM	Good	Fair	None.	None.	20+	B1	40.7	3.6
T58	Norway maple (<i>Acer</i> platanoides)	14	1	300	4	4	4	2	2	SM	Good	Fair	Dead branch mid crown to west. Previous poor pruning practice.	None.	20+	B1	40.7	3.6
T59	Birch (<i>Betula</i> sp.)	6	1	300	3	3	3	3	2	SM	Fair	Fair	No apical dominance.	None.	10+	C1	40.7	3.6

Table 1: Schedule of Trees and Tree Quality Assessment*

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T60	Birch (Betula sp.)	12	1	300	3	3	3	3	2	SM	Fair	Fair	Bulge in lower main stem.	Hazard risk assess within 6 months to investigate extent of decay and suitability of retention.	10+	C1	40.7	3.6
T61	Tulip tree (Liriodendron sp.)	10	1	300	3	3	3	3	2	SM	Good	Fair	In raised planter.	None.	20+	B1	40.7	3.6
T62	Rowan (Sorbus sp.)	5	1	220	1	1	1	1	1	Y	Fair	Fair	None.	None.	10+	C1	21.9	2.6
T63	Himalayan Birch (Betula jacquemontii)	10	1	250	2	2	2	2	2	SM	Fair	Fair	None.	None.	10+	C1	28.3	3.0
T64	Norway maple (Acer platanoides)	12	1	400	4	4	4	4	3	SM	Good	Fair	Downgraded from A to U due to vandalism since previous survey. Has been ring barked. Most likely by aggressive dog training.	Remove.	<10	U	72.4	4.8
T65	Hawthorn (Crataegus sp.)	3	3	100	1	1	1	1	1	SM	Fair	Fair	None.	None.	10+	C1	4.5	1.2
T66	Tibetan cherry (Prunus serrula)	2.5	1	145	1	1	1	1	1	Y	Fair	Fair	None.	None.	10+	C1	9.5	1.7
T67	Tibetan cherry (Prunus serrula)	2.5	1	145	1	1	1	1	1	Y	Fair	Fair	None.	None.	10+	C1	9.5	1.7

Temple

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm ²	RPA _r
					N	S	E	W										
T68	Chestnut (Aesculus sp.)	10	1	310	2	2	2	2	2	SM	Fair	Fair	No signs of Bleeding Canker.	None.	10+	C1	43.5	3.7
T69	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T70	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T71	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T72	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T73	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T74	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-

Temple

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T75	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T76	Red oak (Quercus rubra)	9	1	250	2	2	2	2	2	SM	Good	Fair	Was observed to have been removed since previous survey.	None.	20+	B1	28.3	3.0
T77	Willow (Salix sp.)	6	4	250	2	2	2	2	1	SM	Poor	Fair	Cavities on lower main stem.	Re-pollard.	10+	C1	28.3	3.0
T78	Cherry (Prunus avium)	7	1	200	2	2	2	2	2	Y	Fair	Fair	Poor form stem.	None.	10+	C1	18.1	2.4
T79	Bird cherry (Prunus padus)	5	1	300	2	2	2	2	1	SM	Fair	Fair	Poor form tree.	None.	10+	C1	40.7	3.6
T80	Hornbeam (Carpinus betulus)	5	1	250	1.5	1.5	1.5	1.5	0	Y	Fair	Fair	Poor form screen planting.	None.	10+	C1	28.3	3.0
T81	Hornbeam (Carpinus betulus)	5	1	250	1.5	1.5	1.5	1.5	0	Y	Fair	Fair	Poor form screen planting.	None.	10+	C1	28.3	3.0
T82	Bird cherry (Prunus padus)	4	1	220	2.5	2.5	2.5	2.5	1	SM	Fair	Fair	None.	None.	10+	B1	21.9	2.6
T83	Bird cherry (Prunus padus)	6	1	300	1	3	3	3	2	SM	Fair	Fair	Close to exterior wall.	None.	10+	B1	40.7	3.6

Table 1: Schedule of Trees and Tree Quality Assessment*

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T84	Rowan (Sorbus sp.)	3	1	150	1	1	1	1	2	Y	Poor	Poor	Was observed to have been removed since previous survey.	None.	<10	U	10.2	1.8
T85	Birch (Betula sp.)	8	1	180	1	1	1	1	2	Y	Fair	Fair	Pavement planting pit.	None.	20+	B1	14.7	2.2
T86	Rowan (Sorbus sp.)	6	1	300	2	2	2	2	2	SM	Fair	Fair	Pavement planting pit.	None.	20+	B1	40.7	3.6
T87	Norway maple (Acer platanoides)	10	1	300	3	3	3	3	2	SM	Good	Fair	None.	None.	20+	B1	40.7	3.6
T88	Cherry (Prunus sp.)	8	1	300	2	2	2	2	2	SM	Good	Fair	None.	None.	20+	B1	40.7	3.6
T89	Birch (Betula sp.)	4	1	250	2	2	2	2	2	Y	Good	Fair	None.	None.	20+	B1	28.3	3.0
T90	Malus sp	6	2	150	2	2	2	2	1	Y	Poor	Fair	Self-sown sapling in edge of footway.	Remove.	10+	C1	10.2	1.8
T91	Cypress	2	1	150	1	1	1	1	1	Y	Fair	Fair	Off site in garden.	None.	10+	C1	10.2	1.8
T92	Cherry (Prunus sp.)	6	1	280	2	2	2	2	2	SM	Fair	Fair	Close to stairs.	None.	20+	B1	35.5	3.4
T93	Eucalyptus sp.	6	1	200	1	1	1	1	1	Y	Fair	Fair	No access for full VTA.	None.	10+	C1	18.1	2.4

Table 1: Schedule of Trees and Tree Quality Assessment*

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T94	Cherry (Prunus sp.)	1.5	1	150	1	1	1	1	1	Y	Poor	Poor	Poor form specimen.	Remove and replace with new tree.	<10	U	10.2	1.8
T95	Chestnut (Castanea sp.)	5	1	220	1.5	1.5	1.5	1.5	2	Y	Fair	Fair	None.	None.	20+	B1	21.9	2.6
T96	Chestnut (Aesculus sp.)	4	1	150	2	2	2	2	2	Y	Fair	Fair	None.	None.	20+	C1	10.2	1.8
T97	Cherry (Prunus avium)	12	1	310	2	2	2	2	4	SM	Fair	Fair	In raised planter with limited soil for RPA.	None.	10+	C1	43.5	3.7
T98	Birch (Betula sp.)	10	1	220	1.5	1.5	1.5	1.5	3	SM	Fair	Fair	Limited soil for RPA in raised planter.	None.	10+	C1	21.9	2.6
T99	Birch (Betula sp.)	7	1	280	2	2	2	2	3	SM	Fair	Fair	Raised planter.	None.	10+	C1	35.5	3.4
T100	Cherry (Prunus sp.)	4	1	200	1	1	1	1	2	Y	Poor	Fair	None.	None.	10+	C1	18.1	2.4
T101	Himalayan birch (Betula jacquemontii).	3	1	100	1	1	1	1	1	Y	Fair	Fair	In footway planting pit.	None.	10+	C1	4.5	1.2
T102	Himalayan birch (Betula jacquemontii)	3	1	100	1	1	1	1	1	Y	Fair	Fair	In footway planting pit.	None.	10+	C1	4.5	1.2
T103	Himalayan birch (Betula jacquemontii)	3	1	100	1	1	1	1	1	Y	Fair	Fair	In footway planting pit.	None.	10+	C1	4.5	1.2

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T104	Himalayan birch (Betula jacquemontii)	3	1	100	1	1	1	1	1	Y	Fair	Fair	In footway planting pit.	None.	10+	C1	4.5	1.2
T105	Himalayan birch (Betula jacquemontii)	3	1	100	1	1	1	1	1	Y	Fair	Fair	In footway planting pit.	None.	10+	C1	4.5	1.2
T106	Himalayan birch (Betula jacquemontii)	3	1	100	1	1	1	1	1	Y	Fair	Fair	In footway planting pit.	None.	10+	C1	4.5	1.2
T107	Birch (Betula sp.)	8	1	300	2	2	2	2	2	SM	Fair	Fair	Observed to have been removed since previous survey.	None.	20+	B1	40.7	3.6
T108	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T109	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T110	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T111	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T112	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T113	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T114	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T115	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T116	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T117	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-

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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T118	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T119	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T120	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T121	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T122	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T123	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T124	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T125	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T126	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T127	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
T128	Field maple (Acer campestre)	3	1	80	1	1	1	1	1	Y	Fair	Fair	Newly planted trees added since previous survey.	None.	10+	C1	2.9	1
T129	Field maple (Acer campestre)	3	1	80	1	1	1	1	1	Y	Fair	Fair	Newly planted trees added since previous survey.	None.	10+	C1	2.9	1
T130	Field maple (Acer campestre)	3	1	80	1	1	1	1	1	Y	Fair	Fair	Newly planted trees added since previous survey.	None.	10+	C1	2.9	1
T131	Field maple (Acer campestre)	3	1	80	1	1	1	1	1	Y	Fair	Fair	Newly planted trees added since previous survey.	None.	10+	C1	2.9	1

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T132	Field maple (Acer campestre)	3	1	80	1	1	1	1	1	Y	Fair	Fair	Newly planted trees added since previous survey.	None.	10+	C1	2.9	1
G1	Cypress/Malus	4	-	200	1	1	1	1	2	Y	Fair	Fair	Close to exterior wall. No full VTA due to access limitations	None.	10+	C1	18.1	2.4
G2	Sycamore (Acer pseudoplatanus)	8	-	300	2	2	2	2	2	SM	Fair	Fair	None.	None.	10+	C1	40.7	3.6
G3	Sycamore (Acer pseudoplatanus)	4	-	200	1	1	1	1	0.5	Y	Fair	Fair	None.	None.	20+	C1	18.1	2.4
G4	Cypress, ash, corkscrew willow	12	-	350	3	3	3	3	0	SM	Fair	Fair	Cohesive linear screen along eastern boundary.	None.	20+	B1	55.4	4.2
G5	Tibetan Cherry (Prunus serrula)	4	-	300	1	1	1	1	1	SM	Fair	Fair	Poor form, crowns lateral suppression by T69.	None.	20+	B1	40.7	3.6
G6	Himalayan Birch (Betula jacquemontii)	6	-	250	2	2	2	2	1	Y	Fair	Fair	None.	None.	20+	B1	28.3	3.0
G7	Tulip tree (Liriodendron sp.)	5	-	250	2	2	2	2	2	Y	Fair	Fair	Poor form contorted stems.	None.	10+	C1	28.3	3.0
G8	Himalayan Birch (Betula jacquemontii)	12	-	250	4	4	4	4	2	SM	Good	Fair	None.	None.	20+	B1	28.3	3.0

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
G9	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
G10	-	-	-	-	-	-	-	-	-	-	-	-	Trees redacted from previous report. Not considered affected by development boundary.	-	-	-	-	-
G11	Norway maple (Acer platanoides)	9	-	320	3	3	3	3	3	SM	Good	Fair	Crown reduced. In raised planting bed.	None.	20+	B1	46.3	3.8
G12	Ash (Fraxinus sp.)	7	-	260	3	3	3	3	1	Y	Fair	Fair	Forming part of cohesive linear screen along boundary.	None.	20+	B1	30.6	3.1
G13	Ash (Fraxinus sp.)	5	-	250	2	2	2	2	2	SM	Fair	Fair	None.	None.	20+	B1	28.3	3.0
G14	Himalayan birch (Betula jacquemontii)	4	-	145	1	1	1	1	2	Y	Good	Fair	Forms part of cohesive screen along boundary.	None.	20+	B1	9.5	1.7
G15	Acer sp. Fraxinus sp. Prunus sp.	12	-	300	4	4	4	4	1	SM	Good	Fair	Forms part of cohesive screen along boundary.	None.	20+	B1	40.7	3.6
G16	Malus sp., Prunus sp., Betulus sp.	4	-	145	1	1	1	1	2	Y	Fair	Fair	Planting pits in play area.	None.	10+	C1	9.5	1.7
G17	Salix sp., Alnus sp.	10	-	300	3	3	3	3	3	SM	Fair	Fair	Poor form trees by footpath.	None.	10+	C1	40.7	3.6

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
G18	Corylus sp., Acer sp., Aesculus sp.	9	-	300	3	3	3	3	1	SM	Good	Fair	Forms part of cohesive screen along boundary.	None.	20+	B1	40.7	3.6
G19	Poplar (Populus sp.), Ash (Fraxinus sp.)	14	-	450	5	5	5	5	3	M	Fair	Fair	Crown reduced. Poor species selection for location.	None.	20+	B1	91.6	5.4
G20	Birch (Betula sp.)	12	-	300	3	3	3	3	3	SM	Good	Fair	Outgrowing location - not suitable for retention.	None.	20+	B1	40.7	3.6
G21	Rowan (Sorbus sp.)	4	-	150	1	1	1	1	2	Y	Fair	Fair	Pavement planting pit.	None.	20+	B1	10.2	1.8
G22	Ash (Fraxinus sp.)	9	-	400	3	3	3	3	2	SM	Fair	Fair	No full VTA limited access.	None.	20+	B1	72.4	4.8
G23	Lime (Tilia sp.)	12	-	320	3	3	3	3	2	SM	Good	Fair	None.	Remove basal epicormics.	20+	B1	46.3	3.8
G24	Bird cherry, Paperbark birch	8	-	300	3	3	3	3	2	SM	Good	Fair	None.	None.	20+	B1	40.7	3.6
G25	Hawthorn, Hornbeam	2	-	100	1	1	1	1	1	SM	Good	Fair	None.	None.	10+	C1	4.5	1.2
G26	Cherry (Prunus sp.)	3	-	150	1	1	1	1	2	Y	Poor	Fair	Self-seeded saplings by external wall.	Remove.	10+	C1	10.2	1.8
G27	Pyrus calleryana/Malus tschonoskii	3	-	120	1	1	1	1	1	Y	Good	Fair	In pavement planting pits.	None.	20+	C1	6.5	1.4

Table 1: Schedule of Trees and Tree Quality Assessment*

* See Table 3 for key to terms
 ** See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. CI	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
G28	Cherry (Prunus sp.)	4.5	-	280	1	1	1	1	1	Y	Fair	Fair	Previously crown lifted. Cankering on stem.	None.	10+	C1	35.5	3.4
G29	Himalayan birch (Betula jacquemontii)	8	-	280	3	3	3	3	1	SM	Fair	Fair	Normal form.	None.	20+	B1	35.5	3.4
G31	Salix sp., Acer sp., Alnus sp. Quercus sp.	16	-	600	4	4	4	4	2	EM	Good	Fair	Eastern boundary of woodland in Lordship Rec.	Carry out tree safety inspection.	20+	B1	162.9	7.2
H1	Field maple/Elder	3	-	100	1	1	1	1	1	SM	Fair	Fair	Maintainable hedge around boundary.	None.	10+	C1	4.5	1.2
H2	Field maple/Common beech	1.5	-	100	1	1	1	1	1	Y	Good	Good	Cohesive screening along frontage to Adams Rd.	None.	20+	C1	4.5	1.2
H3	Hornbeam/Hazel /Field maple	2	-	100	1	1	1	1	1	Y	Good	Fair	Cohesive screen along frontage to Adams Rd.	None.	20+	C1	4.5	1.2
H4	Sycamore/elder	4	-	100	1	1	1	1	1	Y	Fair	Fair	Runs along boundary on Moira Close.	None.	10+	C1	4.5	1.2

Table 2: BS: 5837 2012 Tree Quality Assessment Definitions

TREES FOR REMOVAL		
Category & Definition	Criteria	Identification on Plan

Category U Those in such a condition that they cannot realistically be retained as a living tree 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 U category trees (i.e. 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 or irreversible overall decline. • Trees infected with pathogens of significance to the health and or safety of other trees nearby by or very low quality trees suppressing adjacent trees of better quality.	RED
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TREES TO BE CONSIDERED FOR RETENTION				
Category & Identification	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values including conservation	Identification on plan
Category A Trees of High Quality with an estimated remaining life expectancy of at least 40 years	Trees that are a particularly good example 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 in an avenue)	Tree groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Tree 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 the high category but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).	Trees present in numbers, usually 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 benefits.	BLUE
Category C Trees of a low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm	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 landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits.	GREY

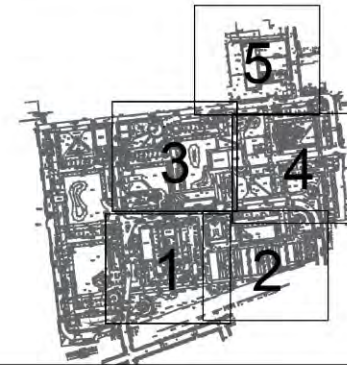
Table 3: Key Schedule of Trees

Column Heading	Explanation
Tree No	Sequential number corresponding to number on plan.
Species	English names.
Ht.	Height in metres.
S	Number of main stems.
St. 1.5 (Stem Diameter)	Stem diameter when measured in accordance with Annex C of BS 5837:2012.
NSEW	Crown radius in metres to cardinal points of the compass.
Cr. Cl. (Crown Clearance)	Height in metres between the ground and underside of canopy.
Ls.	Life stage definitions. Y= Young. SM = Semi-mature. EM = Early mature. M = Mature. OM = Over mature.
SC	Brief description of structural condition.
PC	Brief description of physiological condition.
Preliminary Advice	Preliminary tree works advice and recommendations.
LE	Estimated remaining useful life contribution in years. <10, 10+, 20+ and 40+ yr.
Cat. (Category)	Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - Category A trees of high quality and amenity value. Category B trees of moderate quality and amenity value. Category C trees of low quality or amenity value. British Standards BS 5837:2012 recommends that these categories may be further broken down into sub-categories A1 A2 A3 pertaining to Arboricultural, Landscape or Cultural values respectively.
RPA m²	Root Protection Area (RPA). Indicative area around a tree measured in m ² and calculated in accordance with Annex C of BS 5837:2012 deemed to contain sufficient rooting volume to maintain the viability of a tree and where the protection of roots and soil structure is treated as a priority.
RPA r	Root Protection Area (RPA) radius calculation centred on the base of the tree and calculated in accordance with Annex C of BS 5837:2012

Appendix 2: Tree Constraints Plan



Job title Broadwater Farm Estate, Haringey Job no. ART2203		
Client Karakusevic Carson Architects		
Map title Tree Constraints Plan		
Section: 1 of 5	Scale (at A3)	1:500
Date of survey 15/02/2021		
Surveyor Callum Campbell		
Drawn FG	Approved CC	Date 10/03/2021

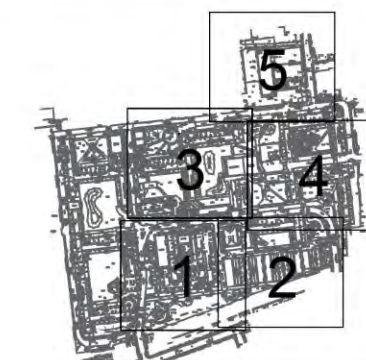


- Legend**
- Crown spread of category C - Trees with low quality and value
 - Crown spread of category B - Trees with moderate quality and value
 - Crown spread of category U - Trees of poor quality
 - Root Protection Area (RPA)
 - Crown spread of Category B groups
 - Crown spread of Category C groups

This plan is provided solely for the purpose of supporting the description of the arboricultural features of the site as contained in the accompanying report



Job title		
Broadwater Farm Estate, Haringey		
Job no. ART2203		
Client		
Karakusevic Carson Architects		
Map title		
Tree Constraints Plan		
Section:	2 of 5	Scale (at A3) 1:500
Date of survey		
15/02/2021		
Surveyor		
Callum Campbell		
Drawn	Approved	Date
FG	CC	10/03/2021



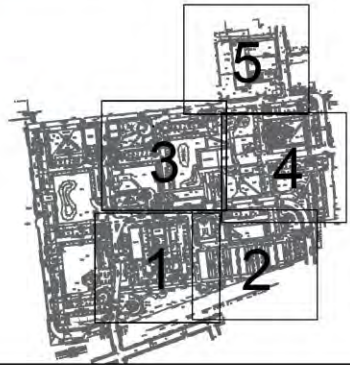
- Legend**
- Crown spread of category C - Trees with low quality and value
 - Crown spread of category B - Trees with moderate quality and value
 - Crown spread of category U - Trees of poor quality
 - Root Protection Area (RPA)
 - Crown spread of Category B groups
 - Crown spread of Category C groups



This plan is provided solely for the purpose of supporting the description of the arboricultural features of the site as contained in the accompanying report

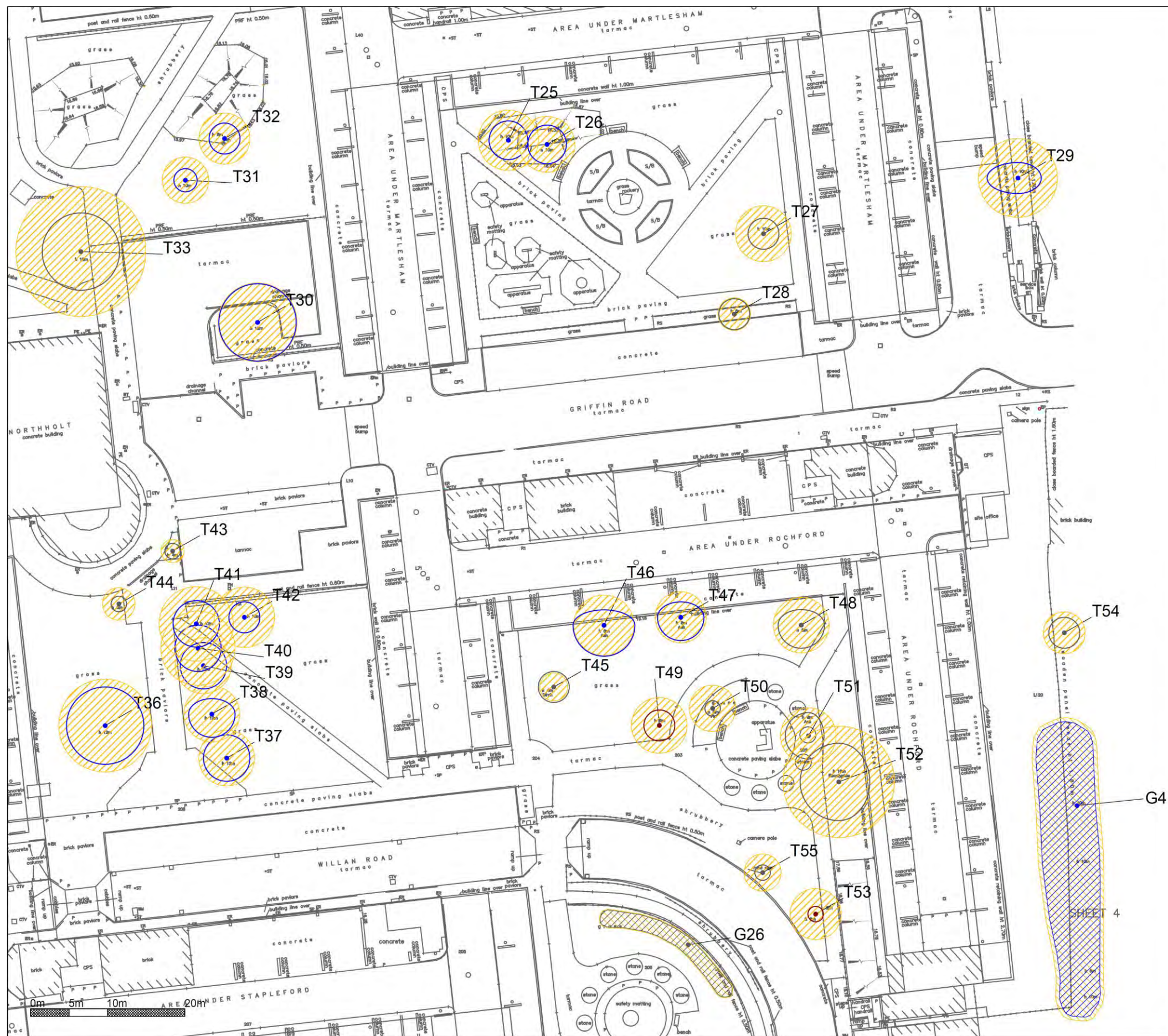


Job title	Broadwater Farm Estate, Haringey Job no. ART2203	
Client	Karakusevic Carson Architects	
Map title	Tree Constraints Plan	
Section:	3 of 5	Scale (at A3) 1:500
Date of survey	15/02/2021	
Surveyor	Callum Campbell	
Drawn	FG	Approved CC
Date	10/03/2021	



- Legend**
- Crown spread of category C - Trees with low quality and value
 - Crown spread of category B - Trees with moderate quality and value
 - Crown spread of category U - Trees of poor quality
 - ▨ Root Protection Area (RPA)
 - ▨ Crown spread of Category B groups
 - ▨ Crown spread of Category C groups

This plan is provided solely for the purpose of supporting the description of the arboricultural features of the site as contained in the accompanying report





Ecology, Tree & Habitat Services

Job title
Broadwater Farm Estate, Haringey
Job no. ART2203

Client
Karakusevic Carson Architects

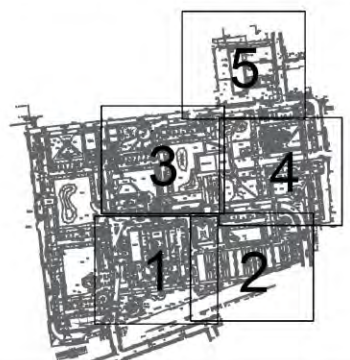
Map title
Tree Constraints Plan

Section: 4 of 5 Scale (at A3) 1:500

Date of survey
15/02/2021

Surveyor
Callum Campbell

Drawn FG	Approved CC	Date 10/03/2021
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Legend

- Crown spread of category C - Trees with low quality and value
- Crown spread of category B - Trees with moderate quality and value
- Crown spread of category U - Trees of poor quality
- Root Protection Area (RPA)
- Crown spread of Category B groups
- Crown spread of Category C groups

This plan is provided solely for the purpose of supporting the description of the arboricultural features of the site as contained in the accompanying report

Job title
Broadwater Farm Estate, Haringey
Job no. ART2203

Client
Karakusevic Carson Architects

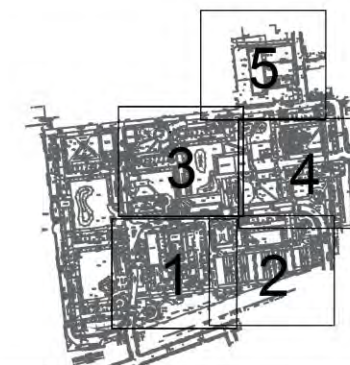
Map title
Tree Constraints Plan

Section: 5 of 5 Scale (at A3) 1:500

Date of survey
15/02/2021

Surveyor
Callum Campbell

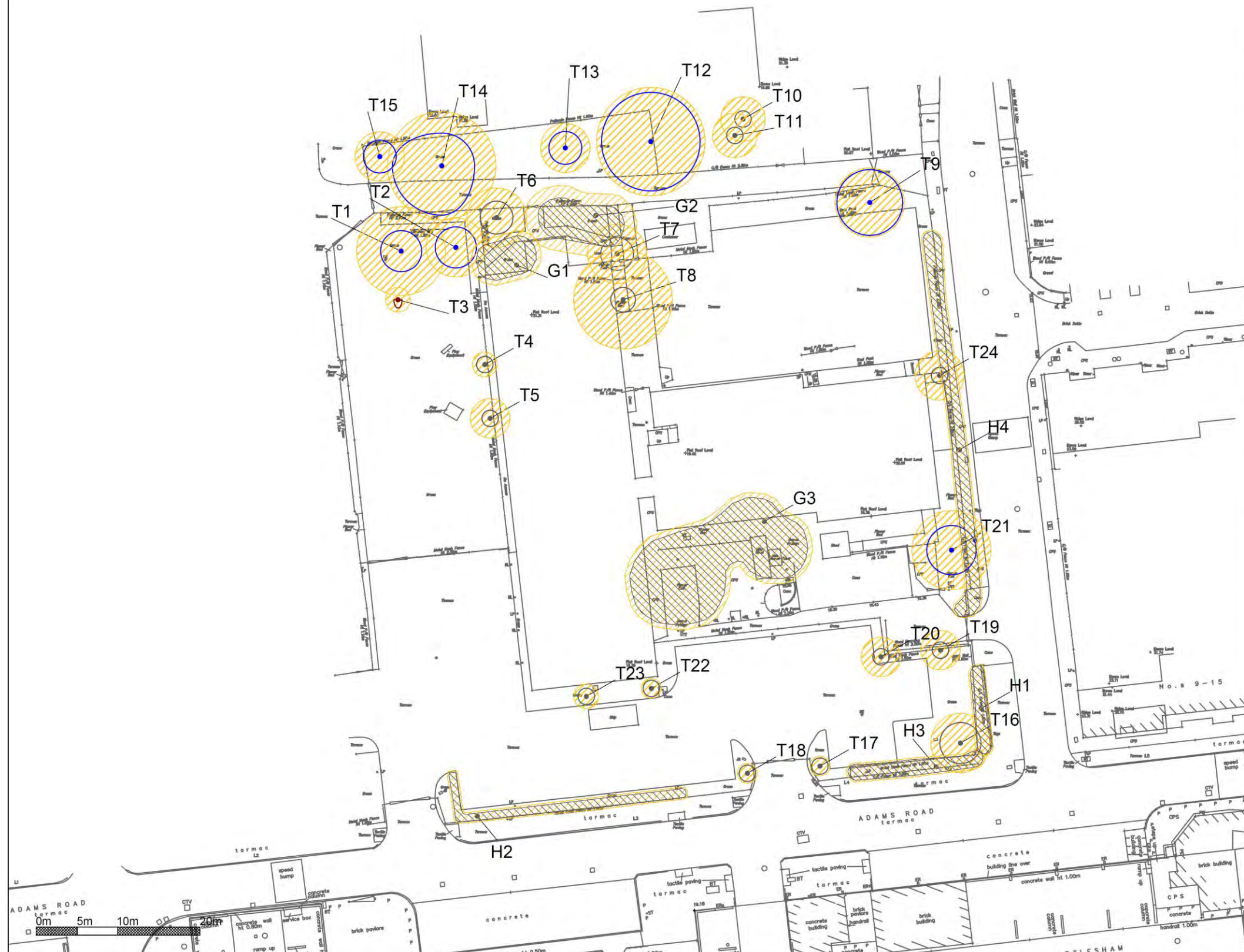
Drawn FG	Approved CC	Date 10/03/2021
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Legend

- Crown spread of category C - Trees with low quality and value
- Crown spread of category B - Trees with moderate quality and value
- Crown spread of category U - Trees of poor quality
- Root Protection Area (RPA)
- Crown spread of Category B groups
- Crown spread of Category C groups

This plan is provided solely for the purpose of supporting the description of the arboricultural features of the site as contained in the accompanying report



Appendix 3: Tree Retention and Removal Plan

Job title
Broadwater Farm Estate, Haringey
Job no. 7522

Client
Wilmott Dixon Construction Ltd.

Map title
Tree Retention and Removal Plan

Section:
1 of 5

Scale
(at A2) 1:500

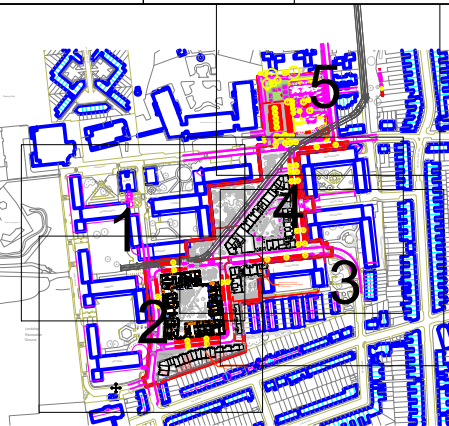
Date of survey
15/02/2021

Surveyor
Callum Campbell

Drawn
WR

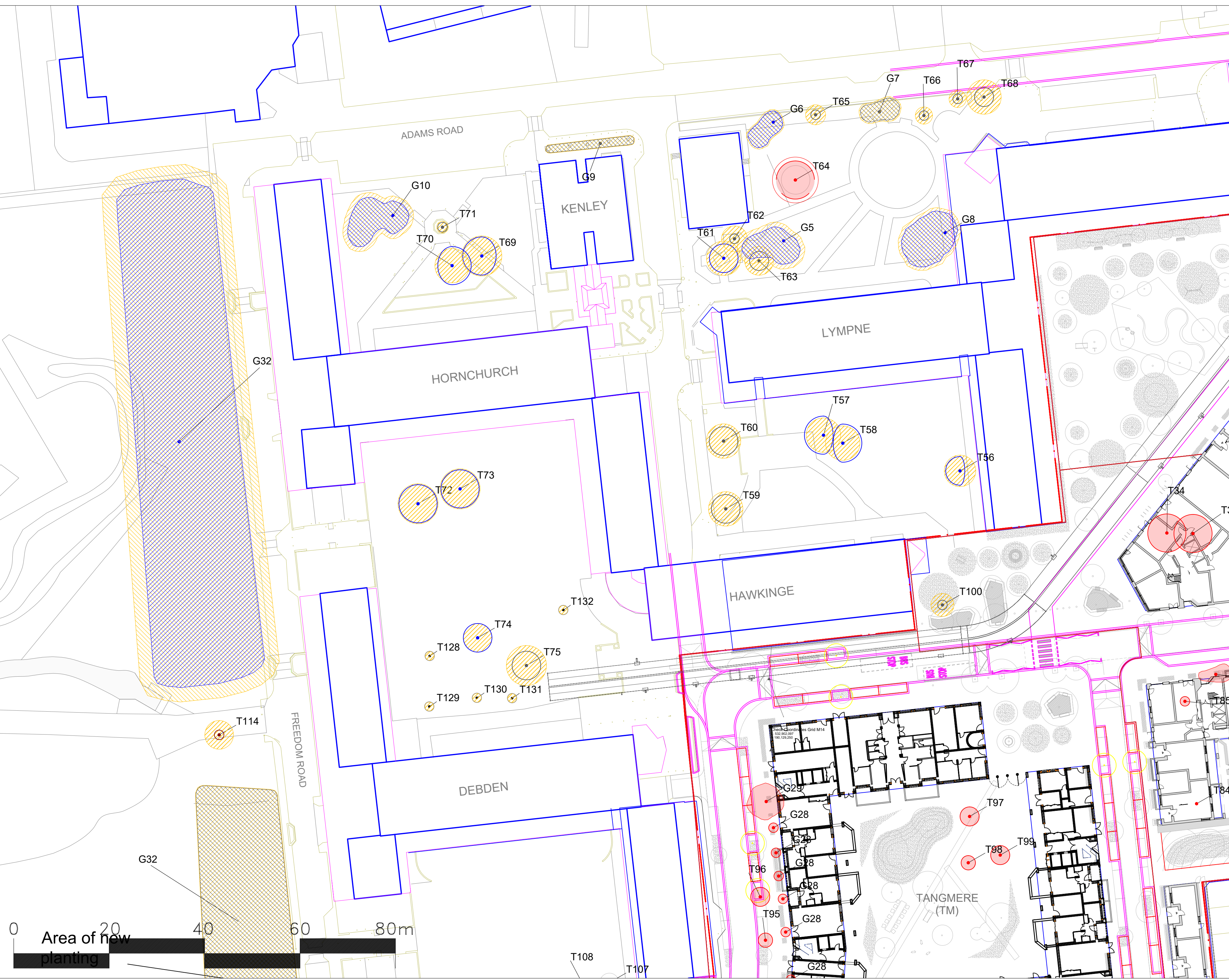
Approved
JW

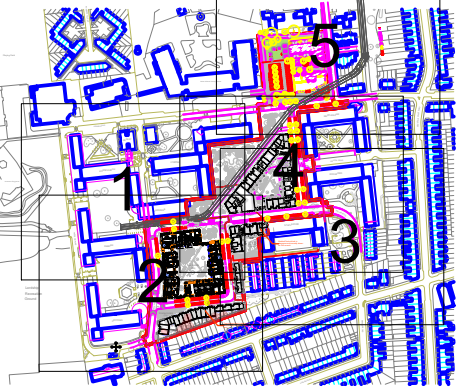
Date
07/02/2022



Legend

- Crown spread of category C - Trees with low quality and value
- Crown spread of category B - Trees with moderate quality and value
- Crown spread of category U - Trees of poor quality
- Root Protection Area (RPA)
- Crown spread of Category B groups
- Crown spread of Category C groups
- Trees for removal





- Legend
- Crown spread of category C - Trees with low quality and value
 - Crown spread of category B - Trees with moderate quality and value
 - Crown spread of category U - Trees of poor quality
 - Root Protection Area (RPA)
 - Crown spread of Category B groups
 - Crown spread of Category C groups
 - Trees for removal

