

Arboricultural Report and Tree Survey for the Land to the Side and the Rear of 1 Whittington Road, London



OAKHOUSE
ARBORICULTURAL SERVICES LTD

CLIENT - Alan Cox Architects

SITE - Land to the side and rear of 1, Whittington Road, London, N22 8YS

SURVEY DATE - 10/11/2025

OUR REF - AIA-000018122025

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Note* This report is to be read in conjunction with the final to-scale drawings.

1.0 Introduction

1.1

Oakhouse Arboricultural Services Ltd have been appointed by Alan Cox Architects to provide the arboricultural information to inform the proposed works on the land to the side and rear of 1 Whittington Road, London, N22 8YS. We visited the property on the 10th of November 2025 and undertook a tree condition survey (See Appendix 1).

1.2

The proposed works are described in detail in the Design and Access Statement. In summary the proposed works include the construction of two, two story, two bedroom houses along with soft and hard landscaping works.

1.3

We have been provided with a full set of updated drawings showing the proposed development which have been prepared by Alan Cox Architects.

1.4

Within this report we will comment on the arboricultural impact of the proposed works on the existing tree resource and any measures necessary to ensure the long-term health of the retained trees. This report is only concerned with trees both on site and in third party ownership, that could be impacted by construction works to implement the proposed layout, and the measures required to provide protection for them as best prescribed in the guidance of BS5837: 2012 'trees in relation to design, demolition and construction'. Any issues regarding construction methods is outside the remit of an Arborist and remedy should be sought with suitably qualified persons. For the purposes of this report an Arborist / Arboriculturalist is someone who through training and experience has the knowledge to assess trees and their condition in a competent manner. Trees with a DBH of less than 75mm have not been included as per the guidance in BS5837:2012 or species considered to be shrubs.

2.0 Site Description and Description of Development

2.1

The application site comprises an area of hard-standing and larger areas of unmanaged vegetation, including scrub, bramble, nettles and uncut grass. The tree resource relevant to this application contains predominantly self set, semi-mature trees.

2.2

The proposed works are described in detail in the Design and Access Statement. In summary the proposed works include the construction of two, two story houses.

3.0 Arboricultural Considerations

3.1

We have recommended the removal of T2, T3, T4 & T6. The proposed development would make it unattainable to retain these trees but we feel that can be justified on the basis that they are self-set, semi-mature specimens of limited arboricultural and landscape value.

These trees have established naturally without management and do not form part of a planned or significant landscape feature. Their removal is therefore not considered to result in a material loss of amenity or ecological value.

The proposed development plans include a comprehensive landscaping and planting scheme that will enhance biodiversity across the site. This will incorporate new native tree and shrub planting, alongside habitat-rich landscaping with the addition of green roofs, resulting in a net improvement in ecological value. As such, we feel the loss of T2,3,4 & 6 will be mitigated through appropriate replacement planting and long-term landscape management.

3.2

Sycamore are a non-native species in the UK and is generally considered to have relatively low ecological value compared to native broadleaf trees. They support fewer associated insects, fungi and lichens than native species and dense canopy and leaf litter can suppress ground flora and natural regeneration. As a prolific self-seeder, Sycamore can also outcompete native vegetation, particularly in unmanaged areas, limiting biodiversity rather than enhancing it.

3.3

We have recommended that the overextended limbs of third-party-owned tree T7 (*Acer pseudoplatanus*) are reduced by up to 2–3 metres back towards the boundary fence line. T7 is located on TFL land, and the proposed reduction would be beneficial in addressing the tree's currently unbalanced crown form.

3.4

All other trees relevant to this application will remain unaffected by the proposed works.

4.0 Statutory Protection

4.1

The site is located in the Bowes Park Conservation area within the London Borough of Haringey. We have not been informed of any Tree Preservation Orders or other statutory protection relating to the trees growing within or close to the site.

4.2

All the trees growing within the curtilage of the Conservation Area (unless exempt) with a stem diameter in excess of 75mm are subject to protection under the Conservation Area. The Conservation Area status does not preclude the presence of Tree Preservation Orders which may also serve to protect the trees.

4.3

No tree works should be undertaken prior to obtaining full planning consent or without checking the statutory protection in relation to trees.

5.0 Arboricultural Background Information

5.1

Trees provide numerous benefits including visual amenity, bio-diversity value and providing shade and shelter. In urban areas trees are often growing in sub-optimum conditions and under pressure from a number of factors which may impact on their health, longevity and or result in management works.

5.2

The two main possibilities for damage to trees in urban areas and also during and following the construction process are from direct and indirect damage.

- Direct Damage: can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
- Indirect Damage: can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

5.3

The risk of damage to the above ground parts of the tree can be addressed through use of physical barriers, restricting working areas and control of the activities near trees. The risk of damage and protection of the largely unseen rooting environment and root system of trees is more difficult to address. For all trees but particularly those growing in urban areas, root growth is not predictable.

5.4

Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited. If growing conditions are uniform this would result in relatively even circular root system.

5.5

Roots grow within the spaces in the soil and when they encounter stones or rocks, or foundations they are deflected, where conditions are hostile roots may stop growing or continue growing more slowly than in better conditions only dividing and proliferating if conditions encountered improve. It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90 cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.

5.6

An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space.

5.7

This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.

5.8

For retained trees it is essential that the structurally important roots remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).

5.9

To assist with the retention and protection of trees during the planning and construction process the British Standards Institute publish BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. This document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.

5.10

The BS Categories referred to in this report are described in detail in Appendix 1. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value,

Category U: Those in such a poor condition that they cannot realistically be retained

Category A: Trees of high quality

Category B: Trees of moderate quality

Category C Trees of low quality

5.11

The BS5837 (2012) also provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.

5.12

The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250 mm the Root Protection Area is capped at a total area of 707 m². See Attached Tree Survey Plan in Appendix 1 for further details.

5.13

The RPA can be adjusted to reflect growing condition of trees. The British Standard 5837 Chapter 4.6.2 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon or equivalent area should be produced, modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of the likely root distribution").

5.14

When adjusting the Root Protection Area of trees, the Arboricultural Consultant needs to consider a number of factors, Paragraph 4.6.3 of BS5837 (2012) states that: Any deviation in the RPA from the simple circle should take full account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure;
- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

5.15

The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the RPA were removed, there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree both at the time of surveying but into the future.

5.16

The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for all trees of the same trunk size regardless of species.

5.17

Damage to trees (including their root systems) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the site agent and all contractors, particularly those undertaking groundworks on site.

5.18

Appropriate tree protection measures and appropriately specified, supervised and implemented works can significantly reduce the risk of damage to the retained trees.

6.0 Arboricultural Impact Assessment

6.1

BS5837 (2012) allows the Root Protection Area of trees to be adjusted reflect the growing condition of the trees. Paragraph 4.6.3 of BS5837 (2012) states that. Any deviation in the RPA from the simple circle should take full account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure;

- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

6.2

We have recommended the removal of T2, T3, T4 & T6. The proposed development would make it unattainable to retain these trees but we feel that can be justified on the basis that they are self-set, semi-mature specimens of limited arboricultural and landscape value.

These trees have established naturally without management and do not form part of a planned or significant landscape feature. Their removal is therefore not considered to result in a material loss of amenity or ecological value.

The proposed development plans include a comprehensive landscaping and planting scheme that will enhance biodiversity across the site. This will incorporate new native tree and shrub planting, alongside habitat-rich landscaping with the addition of green roofs, resulting in a net improvement in ecological value. As such, we feel the loss of T2,3,4 & 6 will be mitigated through appropriate replacement planting and long-term landscape management.

7.0 Tree Protection Measures

7.1 Subject to planning permission being granted and a contractor being appointed all works on-site will be subject to detailed review and all tree protection measures, detailed specifications and construction methodologies will be reviewed and incorporated within a detailed Arboricultural Method Statement to ensure that the impact on the root system and rooting environment of retained trees is kept to a minimum.

7.2

The tree protection measures will include the erection of suitable barriers and the installation of temporary ground protection

7.3

The main points of note regarding the tree protection measures during the site works are listed below:

- An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are considered during the preparation of all external works drawings and are successfully protected during the works.
- Prior to any works commencing on site a meeting will be held with the contractors to discuss the Tree Protection Measures associated with this project.
- The Tree Protection Fencing and Temporary Ground Protection will be installed prior to enabling, demolition, ground works or construction works commencing and will remain in situ during the construction programme.
- Prior to any Enabling / Construction works commencing the Tree Protection Measures will be inspected by the ACoW.
- All works (including Landscaping works) within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and

damage to the root system of the retained trees. The specifications and construction methodologies for all these works will be reviewed by the ACoW prior to works commencing.

- The removal or movement of the Tree Protection Fencing and Temporary ground protection will only be undertaken following discussion with, and receipt of written confirmation from the ACoW.

7.4 Arboricultural Site Supervision

7.5

To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, an Arboricultural Clerk of Works (ACoW) will be appointed to continue to advise on any tree issues and to undertake visits to the site.

7.6

The Arboricultural Clerk of Works role shall be to:

- a. To assess the specification and methodology of the proposed works and ensure these works have the minimum impact on the retained trees.
- b. Brief the workers on the necessity to protect the retained trees.
- c. To ensure the agreed methodology is followed by direct on-site supervision.
- d. To provide advice on tree protection issues as they arise.

7.7

Prior to site works commencing a site meeting will be held with the groundwork's contractor, the homeowners and the arboricultural clerk of works. The purpose of this meeting is to brief all the relevant parties on the arboricultural issues to be considered, agree the programme of works and confirm the location tree protection measures.

7.8

Arboricultural site visits will be undertaken during the construction process. A mix of scheduled and unannounced site visits will be undertaken, these inspections will serve to identify any damage to the Tree Protection Fencing, poor working practices, potential problems and points of conflict that may impact on the health of the trees. During these visits any proposed works in proximity to trees will be discussed, their impact assessed and recommendations for best practice will be outlined.

7.9

To deal with any site questions or issues relating to trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site. The Tree Officer will be informed in writing of any issues involving trees.

7.10 Tree Protection Measures

7.11

To prevent the proposals impacting on the health, stability or longevity of the retained trees the main requirement is the installation of no-dig Temporary Ground Protection to prevent compaction of the underlying subsoil as per the Tree Protection Plan.

7.12 The Tree Protection Fencing and Temporary Ground Protection will be installed as per the Tree Protection Plan, see Appendix 2.

7.13 Tree protection fencing must be erected prior to any enabling works, demolition, or ground-works commencing, and remain in place throughout construction. The fencing should only be removed only after completion of the construction works.

7.14 Within the fenced off Tree Protection Area;

- No excavation by any means.
- No level changes + or -
- No storage of plant or materials.
- No storage or handling of any chemicals including cement washings.
- No Pedestrian, Machinery or Vehicular Access.
- Underground service routes will be located outside the Fenced off area.

7.15

Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 2.

7.16

With regard to the scale of the works, the level of supervision by the homeowner, and the desire to avoid unnecessary reinstatement works the tree protection fencing can be plastic hazard mesh fencing attached to metal highway stakes.

7.16

For the areas of Temporary Ground Protection suitable sheet material such as 'Tufftrak' or 'No-Dig' hardstanding using a cellular confinement system such as 'Geoweb' will be installed prior to works commencing. The detailed site-specific specification for the Temporary Ground Protection will be prepared based on site investigations, soil characteristics and expected traffic prior to works commencing on this site, this specification will be reviewed and approved by the Arboricultural Clerk of Works.

7.17

All contractors and the homeowners who will manage the project will be informed of the role of the Tree Protection Fencing and Temporary Ground Protection measures and their importance. A copy of the Tree Protection Plan will be displayed on site at all times during construction.

7.18

Prior to any works commencing on site the Tree Protection Fencing and Ground Protection will be installed. Any plant or machinery or site operatives engaged in the works will operate outside the fenced off Tree Protection Areas on either existing track or driveway, hardstanding or on the Temporary Ground Protection.

7.19

The location of the site office, welfare facilities, storage area will be outside the Root Protection Area (RPA).

7.20

We have not been provided with any information relating to the proposed drainage or underground services. Ideally the existing services and drainage will be utilised. Prior to works commencing on site the underground services and drainage drawing will be reviewed by the ACoW. If underground services are located within the Root Protection Area of retained trees the works the works will follow the guidelines outlined in NJUG Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in

Proximity to Trees – Issue 2. This guidance recommends works are undertaken following these rules; (with our additional comments in italics).

- **Don't** excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques. (Preferably using an air-spade to excavate soil to determine the size, location and density of roots within the service route).
- **Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer. (or ACoW)
- **Don't** move / use heavy mechanical plant except on hard standing.
- **Don't** store spoil or building material, including chemicals and fuels, within this zone.
- **Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- **Do** backfill the trench with an inert granular material and topsoil mix. Compact the backfill with care around the retained roots. On non-highway sites backfill only with excavated soil.
- **Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- **Do** notify the local authority tree officer and the tree's owner of any damage.

7.22

Dismantling the tree protection fencing and removal of the ground protection will be required to allow completion of landscaping works. The removal of the tree protection fencing and removal of the ground protection is not an opportunity for machinery to access the previously protected areas. The landscaping works will be subject to a detailed landscaping methodology which will be reviewed by the ACoW prior to any landscaping works commencing on-site.

7.23

During the Landscaping Works no further excavation will be carried out during this process soils levels will not be raised above that existing by greater than 100mm and not at all within 2m of the trunk of any retained trees.

8.0 Conclusion

8.1

We have recommended the removal of T2, T3, T4 & T6. The proposed development would make it unattainable to retain these trees but we feel that can be justified on the basis that they are self-set, semi-mature specimens of limited arboricultural and landscape value.

These trees have established naturally without management and do not form part of a planned or significant landscape feature. Their removal is therefore not considered to result in a material loss of amenity or ecological value.

Furthermore the proposed development plans include a comprehensive landscaping and planting scheme that will enhance biodiversity across the site. This will incorporate new native tree and shrub planting, alongside habitat-rich landscaping with the addition of green roofs , resulting in a net improvement in

ecological value. As such, we feel the loss of T2,3,4 & 6 will be mitigated through appropriate replacement planting and long-term landscape management.

8.2

Provided the site works are undertaken following our guidelines and advice as outlined in this report, it is our opinion that the proposed works can be undertaken without adversely impacting on the root systems, health and long-term future of the off site trees.

8.3

The protection of the off site trees during the proposed development works can be achieved by following the guidelines outlined in this report.

8.4

An Arboricultural Clerk of Works (ACoW) will be appointed to continue to advise on any tree issues and to undertake visits to the site.

9.0 Additional Comments

Tree Removal & Replacement Agreement

Agreement reached with the planning officer at Haringey Council that trees T2, T3, and T4 can be removed, on the basis that a replacement native hedgerow mix (*Acer campestre*, *Ilex aquifolium*, *Crataegus monogyna*) and replacement Birch trees (*Betula pendula*) are planted in accordance with the Soft Landscaping Plan..

** The drawings provided are not to scale and are intended for illustrative purposes only. They must not be used to determine dimensions, proportions, or distances. All measurements and construction details should be taken from the written dimensions and specifications provided, rather than scaled from the drawings.*

Appendix 1

Tree Survey Methodology Tree Condition Survey Survey Key and Glossary of Terms Photographs

1.0 Tree Survey Methodology

Methodology of data collection

1.1 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, *'The purpose of the tree categorisation method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.'* (BS5837 2012 Section 4.5.2).

This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

1.2 Work recommendations

Any work recommendations given in the following section should be carried out within the given time frame. It is recommended that the works are carried out by fully qualified arborists and that all pruning cuts are made in accordance with the British Standards of Arboriculture (BS3998).

Tree Condition Survey

Tree No.	Common Name	Hgt (M)	Stem Dia. @1.5 m (mm)	No. Of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Cond.	Description	Proposed Works	Bs Cat
T1 (3rd Party Owned)	Cherry (Prunus sp.)	5	120 100	2	1	2	1	0.5	SM	Fair	Small, third party tree, previously topped.	None	C1
T2	Sycamore (Acer pseudoplatanus)	13	270 320	2	3	3	1	2	SM	Fair	Self set, Ivy clad Semi Mature tree with no outstanding features	Remove to ground level	C3
T3	Sycamore (Acer pseudoplatanus)	13	260	1	2	2	1	2	SM	Fair	Self set semi mature tree with no outstanding features	Remove to ground level	C3
T4	Sycamore (Acer pseudoplatanus)	10	300 320 320	3	2	2	2	2	SM	Fair	Previously reduced, ivy clad self set free with no outstanding features	Remove to ground level	C3
T5 (3rd Party Owned)	Sycamore (Acer pseudoplatanus)	7	200?	1	2	2	2	2	SM	Fair	Third party tree in the rear garden of 5 Whittington Road	None	C1
T6	Common Ash (Fraxinus excelsior)	4	100	1	0.5	0.5	0.5	0.5	Y	Poor	Small self set tree growing out of the cracks in the concrete	Remove to ground level.	C3
T7 (3rd party owned)	Sycamore (Acer pseudoplatanus)	14	300 300	2	5	2	1	2	SM	Poor	Third party tree in TFL ownership. Self set tree growing on the bank. Ivy clad with an unbalanced crown.	Reduce the over-extended limbs on the NE side by 2-3m back towards the boundary line.	C1
T8 (3rd party owned)	Common Ash (Fraxinus excelsior)	14	250?	1	2	2	2	2	SM	Fair	Third party tree in TFL ownership. Self set tree growing on the bank.	None	C1
T9 (3rd party owned)	Common Ash (Fraxinus excelsior)	10	250	1	2	2	2	2	SM	Fair	Third party tree in TFL ownership. Self set tree growing on the bank.	None	C1

SURVEY KEY AND GLOSSARY OF TERM

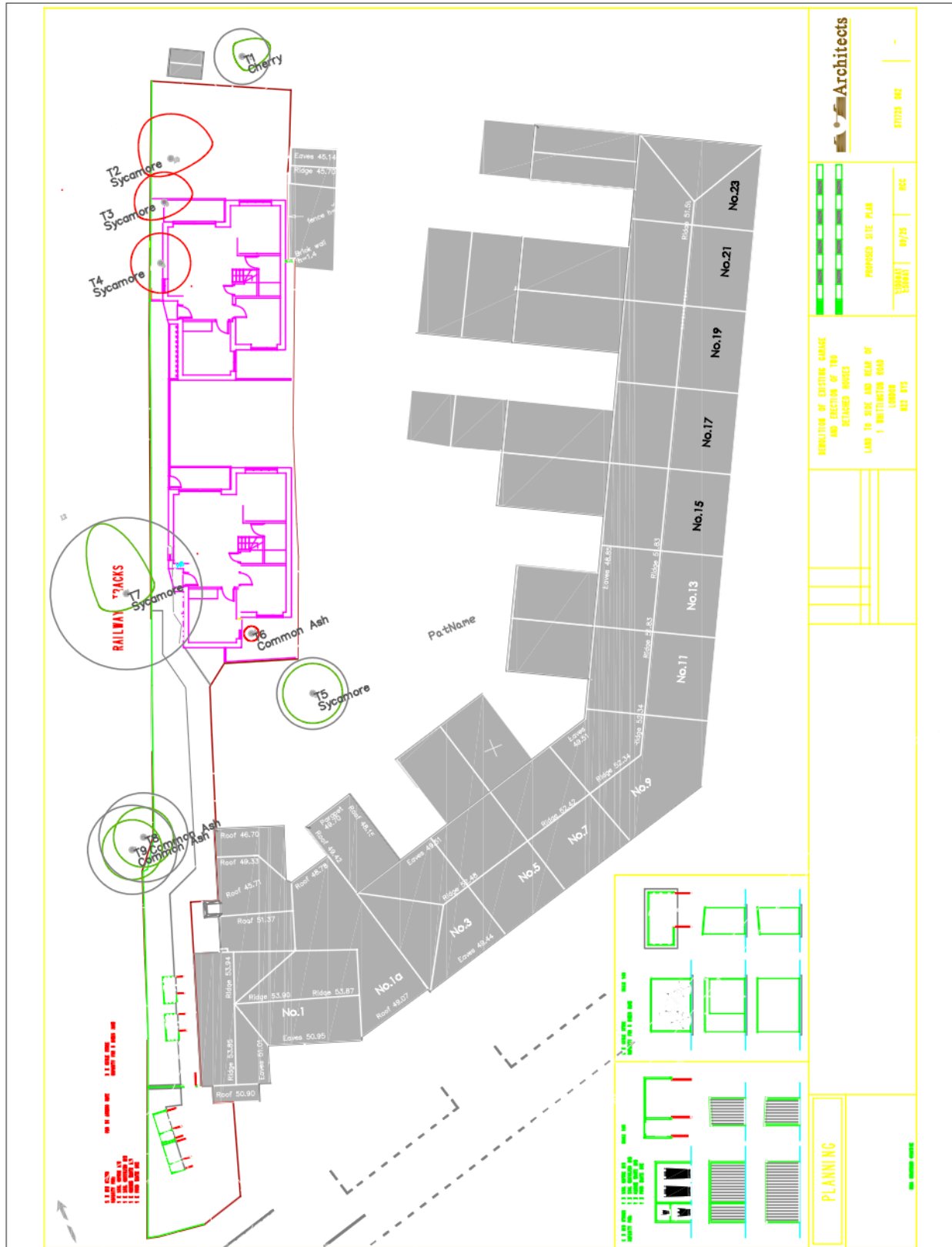
Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life-expectancy of at least 40 years	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 dominant 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 See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life-expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value	Grey

TERM	DEFINITION
Height	The estimated or measured height of the tree in metres.
Branch spread	The estimated average length of a trees branches from the centre of its stem to the branch ends. Usually given as a radius unless otherwise stated.
M	Metres
T	Individual tree
G	Grouped trees
Age class	Y = young. SM = semi mature M = mature OM = over mature V = veteran
Condition	A summery of tree condition: • Good - no visible defects/very low risk • Fair - minor defects/low risk • Poor - major defects/high risk • Very poor - unacceptable defects and risk present
Reccomendations/notes	Works to the tree that it would benefit its long term condition and/or prevent significant defects from occurring. Or for aesthetic purposes.
Priority	• Urgent - work required immediately (that day) to make a tree safe or safe guard a site • Very high - work required within 7-14 days • High - work required within 30 days • Moderate - work required within 90 days • Low - work(s) required are of the lowest priority and can be done in line with next scheduled works or if the budget allows
Inspection frequency	A recommended time line for the next inspection: • Very high - 6 months • High - 12 months • Moderate - 18 months • Low - 3 years • Very low - 5 years • None - no target exists or it has been excluded
Hazard	Something with the potential to cause harm or damage for example a tree with a recognised defect
Target	People or property
Risk	The probability that harm will actually be caused to people or property

Tree Survey & Location Plan - Proposed

**To be read in conjunction with the accompanying documents provided- this drawing is not to scale*



Tree Survey & Location Plan - Existing

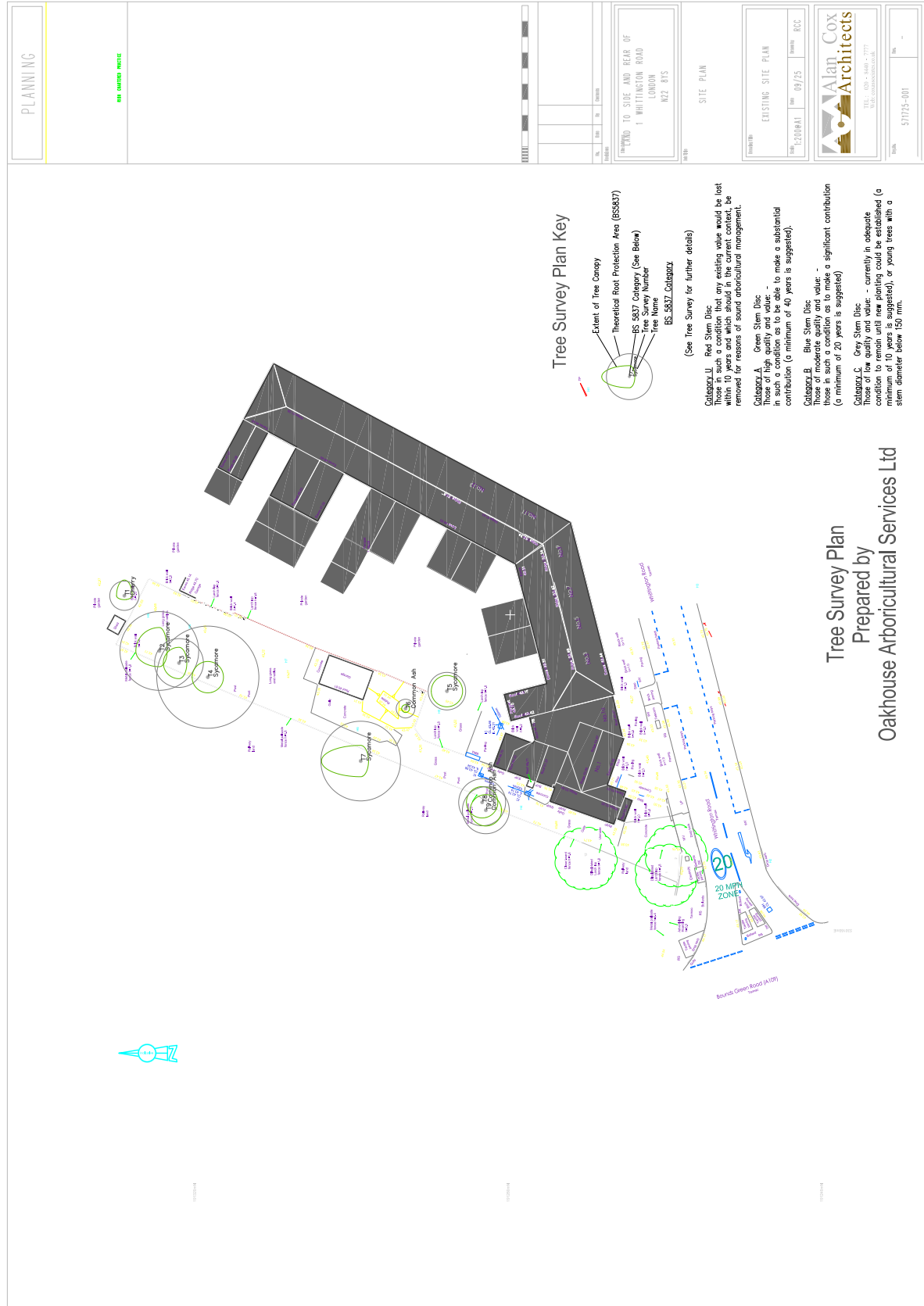
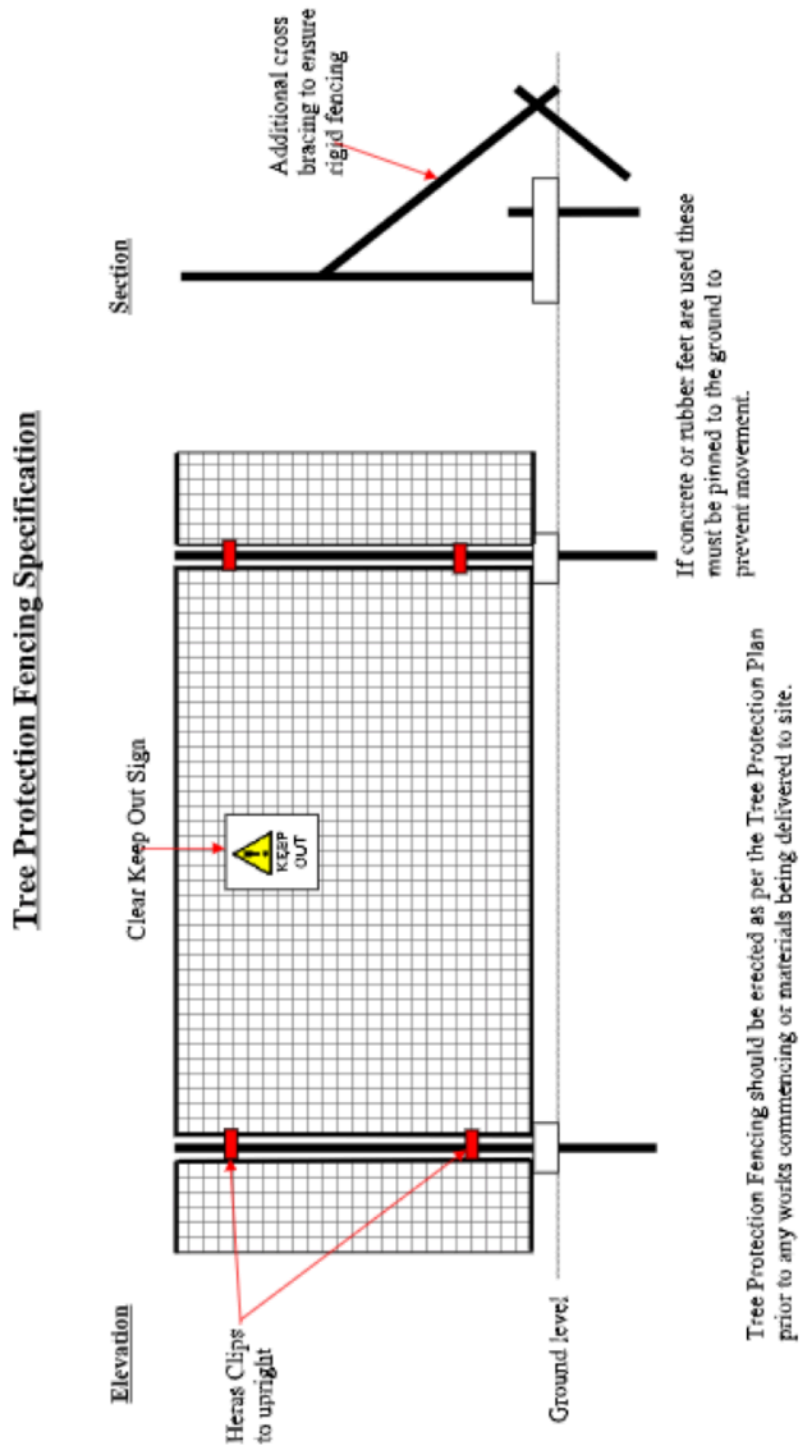


Photo Showing T2, 3 & 4 - To be Removed



Tree protection fencing specification

Tree protection fencing notice



TREE PROTECTION AREA



PLEASE KEEP OUT

The trees in this area are protected by Tree Preservation Orders and/or Planning Conditions. Any works in this fenced off area may result in damage to the above ground parts or root system of these trees.

Damage to these trees may lead to a criminal prosecution.

Any works in this area must be undertaken as per the Arboricultural Method Statement or with permission from the Local Planning Authority Tree Officer.

AUTHOR

This survey was carried out by Henry Parker on behalf of Oakhouse Arboricultural Services. Henry Parker is a tree surveyor. He has worked in arboriculture for over 12 years. Primarily working as a sub-contract climbing arborist across the south of England and eastern Australasia, carrying out domestic and commercial tree work for a variety of companies. He is a fully qualified arborist and a LANTRA award professional tree inspector.

LIMITATIONS

Trees are dynamic, living structures and can never be guaranteed as 100% safe. Even trees in good health can be subject to damage under average conditions. This report considers the risk posed by the trees in their current state, only.

Any effect caused by the removal or retention of trees on soil heave/subsidence should be considered by an expert in soil shrinkage and its impact on buildings.

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