

Arboricultural Impact Assessment

for planning purposes

Quicksilver Police Base
10 Western Road, Wood Green
London
N22 6UH

November 2023

230962-PD-11a

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1 EXECUTIVE SUMMARY

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

- The Proposed Development involves fixing insulation and vertical cladding to the brickwork facade of the Police Base building.
- All trees will be retained as part of the Proposed Development.
- Minor branch (i.e., and / or ivy removal will be required to facilitate the development. Pruning works will involve the existing lateral north-eastern branch spreads of T20 and T21 having to be reduced by 2-2.5 m and 2 m, respectively.
- Tree protection will include the use of (1) protective tree barriers to form construction exclusion zones, (2) temporary ground protection (as required) within the RPAs of T12-T16 and T19-T22, and (3) careful use of scaffolding installed with minimal ground disturbance within the RPAs and canopy spreads (beneath upper branches and adjacent to lateral branches) of T12-T16 and T19-T22.
- The Proposed Development is considered compliant with national, regional, and local planning policy.

2 INTRODUCTION

Instruction

- 2.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *Kier Construction* ('the Client').

Author

- 2.2 This report has been completed by Kit Hardy ('the Author'). Kit is an arboricultural consultant specializing in trees and planning with around 15 years industry experience. Related professional qualifications that he holds are as follows: *MSc Arboriculture and Urban Forestry*, *Professional Tree Inspection* ('PTI') qualification by *LANTRA*, *Quantified Tree Risk Assessment* (QTRA), *Tree Risk Assessment Qualification* (TRAQ) by the *International Society of Arboriculture* (ISA), and *Certified Veteran Tree Specialist at Consulting Level* by *VetCert*.

Proposed development

- 2.3 The Proposed Development at *Quicksilver Police Base* ('the Site' - see Figure 1 below) involves fixing insulation and vertical cladding to the brickwork facade of the Police Base building ('the Proposed Development'), within the area administrated by the *London Borough of Haringey* ('the LPA').

Scope

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

Site survey

Survey date

- 2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 24/10/2023 by the Author. The details of this survey are found within the Report appendices.

Health and safety

- 2.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees.



Figure 1: Showing the area discussed in this Report within the indicative line and sourced from Google Earth (note: this is not the red line plan of the Proposed Development).

Report preparation

External documents

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

- a description of the proposed works.

Appendices

- 2.8 The appendices of this Report include:

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

Tree works

- 2.9 For any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

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

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

Arboricultural impact definitions

2.11 With regard to arboricultural impacts to retained trees, where this Report makes reference to any degree of impact, the following definitions apply unless it is otherwise stated:

- **Low impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered unlikely to be affected to any particular degree, and by extension its visual qualities and life expectancy will not be undermined and its BS5837 categorisation is consequently unlikely to change.
- **Moderate impact** - The form and/or condition of the affected tree (or tree group, etc.) may be affected to such a degree that its visual qualities and life expectancy could be undermined and its BS5837 categorisation consequently may be subject to change.
- **High impact** - The form and/or condition of the affected tree (or tree group, etc.) is considered likely to be affected to such a degree that its visual qualities and life expectancy will likely be undermined and its BS5837 categorisation is consequently likely to change.

3 SITE INFORMATION

Current Site use

- 3.1 The Site comprises the external facade of the Quicksilver Police Patrol Base located less than half a kilometre south Alexandra Palace train station on the eastern side of the train tracks. The trees recorded as part of the survey are located on adjoining land under the ownership of Heartlands High School.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 4.1 All of the trees are located on adjoining land and in some instances have canopy spreads which overhang the police base building's roof. It is understood that the trees in proximity to the building are regularly pruned to maintain a satisfactory crown clearance between the external facade and roof.
- 4.2 Figures 2-8 show the extent of tree cover and the existing canopy and stem clearance.



Figure 1: T12 in relation to the north-western corner of the police base building.



Figure 2: Crown clearance between the police base building.



Figure 3: Upper crowns of T12 and T13 around 2.5 m clearance of the building's roof.



Figure 4: T14's tree stem and upper branches in relation to the police base building.



Figure 5: T14's tree lower stem in relation to the police base building.



Figure 6: Branches from T19 and T20 in relation to the police base building.



Figure 7: Upper crown clearance between the police base building and T21.



Figure 8: T22 located south of the south-western corner of the police base building.

BS5837 details

Survey criteria

- 4.3 The surveyed trees and other vegetation items have been generally categorised, in terms of the arboricultural and landscape criteria as defined in BS5837. These criteria consider the arboricultural merits of individual trees, in addition to the wider value afforded in contributing to the character of the landscape.

BS5837 categorisation

- 4.4 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
- *Category B* (i.e., moderate-quality): 16no. individual trees and 1no. tree group.
 - *Category C* (i.e., low-quality): 5no. individual trees.

Root Protection Areas

- 4.5 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the standardised circular RPAs have not been amended.

Statutory protections

Conservation Areas

- 4.6 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is partially within the *Wood Green Common* CA, which affords a baseline level of protection to T9 and G10 only, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.

Tree Preservation Orders

- 4.7 The LPA publishes details of its *Tree Preservation Orders* ('TPOs') online. According to this information, no TPOs apply to any of the surveyed trees. However, this information is indicative and should not therefore be relied upon as definitive.

5 PLANNING POLICY AND GUIDANCE

National

Background information

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')¹, published in September 2023.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2023

- 5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 174** - *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland".*

Greater London

Background information

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

London Plan 2021

- 5.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy G1 Green Infrastructure** - *"London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits".*
 - **Policy G7 Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed,*

1 - Ministry of Housing, Communities and Local Government (2023). National Planning Policy Framework.

determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".

Local

Background information

- 5.6 Planning policy at the local level is currently set out in the LPA's *Local Plan: Strategic Policies 2013 (with alterations 2017)* and *Development Management DPD* documents ('the LDP'), published respectively in 2013 and 2017 (with the former being altered in 2017 also).

Local Plan: Strategic Policies 2013 and Development Management

- 5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
- **DM1: Delivering High Quality Design** - *"Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: ... c. Trees on and close to the site".*
 - **SP11: Design** - *"All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall: ... Ensure impacts on biodiversity are minimised by adopting and improving sustainable design and construction techniques".*
 - **SP13: Open Space and Biodiversity** - *"All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its: ... Protection, management and maintenance of existing trees and the planting of new trees where appropriate".*

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Tree retention

- 6.1 All trees will be retained as part of the Proposed Development.

Pruning

Numerical data

- 6.2 The Proposed Development requires the pruning of 2no. trees, which in BS5837 terms comprises:

- *Category C* (i.e., low-quality): 2no. trees

Specifications of pruning

- 6.3 Branches from T20 and T21 will need to be pruned back to provide a 2 m clearance from the building facade to allow for the scaffolding to be erected. Pruning works will involve the existing lateral north-eastern branch spreads of T20 and T21 having to be reduced by 2-2.5 m and 2 m, respectively.
- 6.4 Ivy clearance may also be required around the stem of T14 to also provide clearance from the scaffolding framework.
- 6.5 The extent of these works are considered very minor and could be carried out during the installation of the scaffolding to keep pruning to a minimum.
- 6.6 These trees (T20 and T21), amongst others along the western building facade, are already being managed to provide a clearance between building and tree branches, and therefore the works will have limited impact to their overall quality and value.

Retained tree juxtapositions

- 6.7 It is anticipated that the current and established management regime of crown clearance related pruning works will continue.

Arboricultural oversight during works

- 6.8 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to provide arboricultural advice to the design team and to ensure that the principles of protection as are outlined in this Report are adhered to (that are discussed from the following sub-section within this Report).
- 6.9 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the

arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer:

- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;
- to sign-off the tree protection measures (including protective tree barriers and ground protection) and scaffolding prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
- upon the completion of works to implement the Proposed Development.

Construction works

General protection details

- 6.10 The indicative TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of this phase of the Proposed Development, based on the details that are currently available.

Site traffic and access within RPAs

- 6.11 To complete the Proposed Development access is required to within the RPAs of T12-T16 and T19-T22. A combination of temporary ground protection (as required) and careful installation of scaffolding will be required to avoid or minimise impact to tree roots.
- 6.12 The design of temporary ground protection shall comprise of the following (which is considered to be suitable for the level of anticipated construction traffic):
- for pedestrian movements only, to form a suspended walkway, scaffold boards placed top of a driven scaffold frame or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip) laid onto a geotextile membrane.

Scaffolding framework within RPAs

- 6.13 To ensure that the soil environment within RPAs is protected the supporting scaffold poles will be placed upon wooden boards to spread the weight and loading of the scaffold structure. It may be practical to utilise a raised scaffold frame boardwalk to bridge over RPAs (that would otherwise remove the need for the compressive woodchip layer specified above).

Planning policy considerations

National policies

- 6.14 The Proposed Development is considered compliant with national, regional, and local planning policy.

7 CONCLUSIONS

- 7.1 All trees will be retained as part of the Proposed Development.
- 7.2 Very minor branch and / or ivy removal will be required to facilitate the development. Pruning works will involve the existing lateral north-eastern branch spreads of T20 and T21 having to be reduced by 2-2.5 m and 2 m, respectively.
- 7.3 Tree protection will include the use of (1) protective tree barriers to form construction exclusion zones, (2) temporary ground protection (as required) within the RPAs of T12-T16 and T19-T22, and (3) careful use of scaffolding installed with minimal ground disturbance within the RPAs and canopy spreads (beneath upper branches and adjacent to lateral branches) of T12-T16 and T19-T22.
- 7.4 The Proposed Development is considered compliant with national, regional, and local planning policy.

8 APPENDICES CONTENTS

APPENDIX A (PLANS)

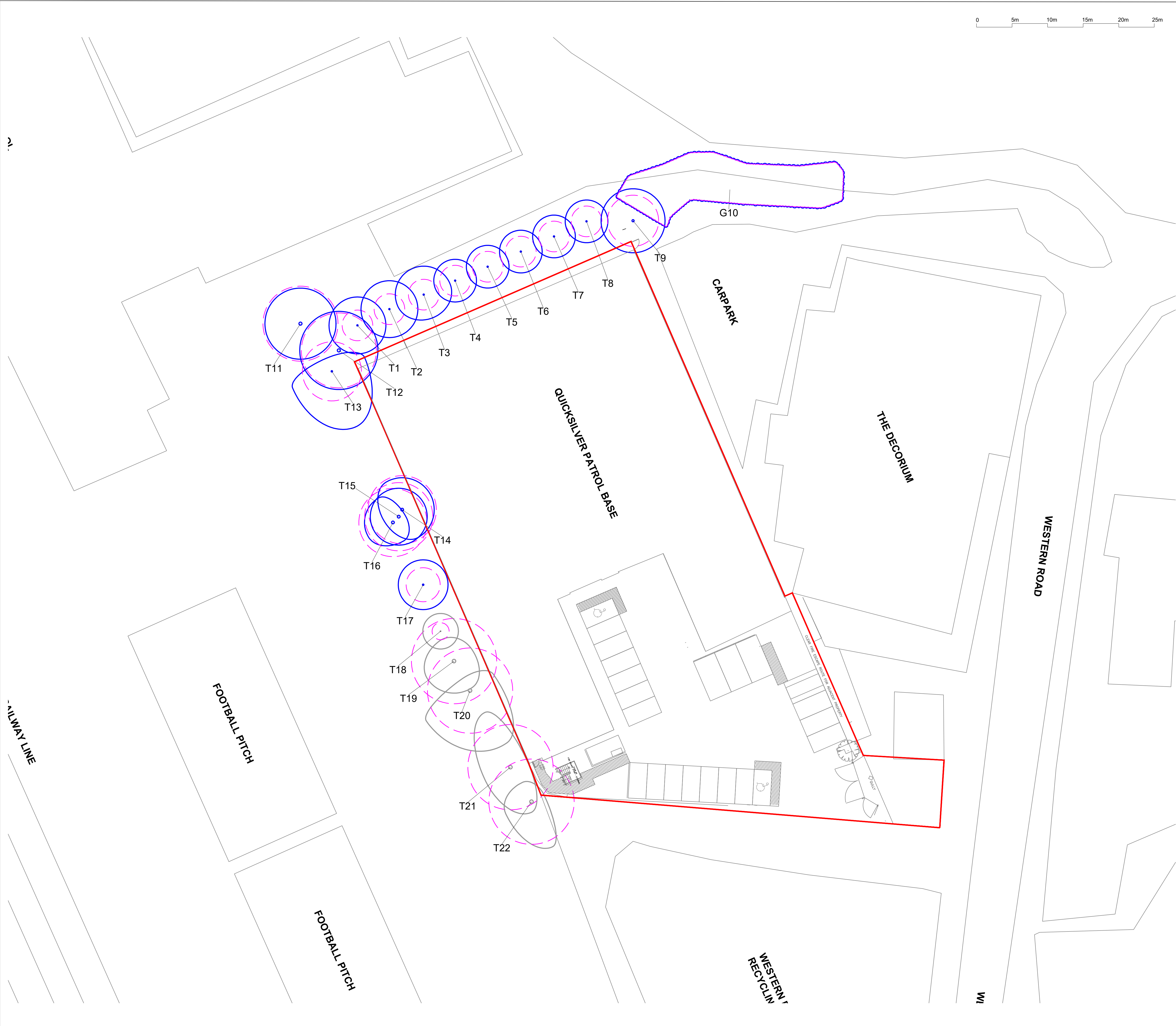
- 230962-P-10a Tree Survey
- 230962-P-11a TPP

APPENDIX B (SCHEDULE)

- 230962-PD-10 Tree Schedule (BS5837)

APPENDIX A (PLANS)

- 230962-P-10a Tree Survey
- 230962-P-11a TPP



BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)

Tree Stem

Unique tree identification number

Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.

Unique group identification number

Root Protection Area (RPA)

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

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

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

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

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

Application Site boundary.

a	16.11.23	036035-OBS-00-ZZ-A-D-110000	HR
rev	date	description	drawn by
Base Drawing: OSMAP			

Title
BS 5837 Tree Survey Plan

Client
Kier Construction

Project
Quicksilver Police Base, 10 Western Road,
Wood Green, London, N22 6UH

Date	Drawn by	Authorised	Scale
30/10/2023	HR	KH	1:250@A1

Drawing No	Rev
230962-P-10	a



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BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Application Site boundary.
- Installation of protective tree barriers to form CEZs prior to construction works commencing on Site.
- Temporary ground protection to be installed during any work phase that requires access from ground level to the external building wall. To provide access to the external wall scaffolding will be installed that will protrude up to 1.65 m from the building. Where located within RPAs the scaffolding will be erected with minimal impact to the soil environment.

a	16.11.23	036035-DBS-00-ZZ-A-D-110000	HR
rev	date	description	drawn by
Base Drawing: OSMAP			

Title
Tree Protection Plan

Client
Kier Construction

Project
Quicksilver Police Base, 10 Western Road,
Wood Green, London, N22 6UH

Date	Drawn by	Authorised	Scale
07/11/2023	HR	KH	1:250@A1

Drawing No	Rev
230962-P-11	a



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APPENDIX B (SCHEDULE)

- 230962-PD-10 Tree Schedule (BS5837)

230962-PD-10-Tree Schedule (BS5837)

230962 - Quicksilver Police Base

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Carpinus betulus (Hornbeam)	8.0	18	1		4.0		4.0		4.0		4.0	2.0		Semi Mature	Structural condition Good. Physiological condition Fair. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Suppressed crown - Minor. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T2	1 Carpinus betulus (Hornbeam)	8.0	18	1		4.0		4.0		4.0		4.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T3	1 Carpinus betulus (Hornbeam)	8.0	18	1		4.0		3.5		4.0		4.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T4	1 Carpinus betulus (Hornbeam)	8.0	18	1		3.0		3.0		3.0		3.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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

Generated By

230962 - Quicksilver Police Base

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T5	1 Carpinus betulus (Hornbeam)	8.0	18	1	N	NE	E	SE	S	SW	W	NW	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T6	1 Carpinus betulus (Hornbeam)	8.0	18	1		3.0		3.0		3.0		3.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T7	1 Carpinus betulus (Hornbeam)	8.0	18	1		3.0		3.0		3.0		3.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T8	1 Carpinus betulus (Hornbeam)	8.0	18	1		3.0		3.0		3.0		3.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Not possible. Arboricultural work - Recent. Base / stems obscured - Structure. Competition - Adjacent trees. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	14.7	2.2	20-40	B2
Tree T9	1 Cupressocyparis leylandii (Leyland Cypress)	15.0	30	1	4.5		4.5		4.5		4.5		1.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Structure. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	40.7	3.6	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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

Generated By

230962 - Quicksilver Police Base

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Group G10	5 Cupressocyparis leylandii (Leyland Cypress)	15.0	30 AVE	1	N	NE	E	SE	S	SW	W	NW	1.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Structure. Dimensions estimated. Numbers indicative of group. Position estimated - no topographical survey information.	24/10/2023	-	3.6	20-40	B2
Tree T11	1 Acer pseudoplatanus (Sycamore)	15.0	44	1	5.0		5.0		5.0		5.0		2.0	2W	Mature	Structural condition Good. Physiological condition Good. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	87.6	5.3	20-40	B1/B2
Tree T12	1 Acer pseudoplatanus (Sycamore)	15.0	44	1	5.5		5.5		5.5		5.5		4.0	2W	Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Recent. Ivy or climbing plant. Dimensions indicative. Position estimated - no topographical survey information. Branches overhanging the building have around 2.5 m clearance from the roof top.	24/10/2023	87.6	5.3	20-40	B1/B2
Tree T13	1 Acer pseudoplatanus (Sycamore)	15.0	34 COM	3		5.0		8.5		6.0		2.0	3.0	2W	Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Recent. Ivy or climbing plant. Dimensions indicative. Position estimated - no topographical survey information. Branches overhanging the building have around 2.5 m clearance from the roof top.	24/10/2023	54.3	4.2	20-40	B1/B2
Tree T14	1 Acer pseudoplatanus (Sycamore)	15.0	40	1		4.5		4.5		3.0		4.5	6.5	2W	Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Recent. Ivy or climbing plant. Dimensions indicative. Position estimated - no topographical survey information. Branches overhanging the building have around 2.5 m clearance from the roof top.	24/10/2023	72.4	4.8	20-40	B1/B2
Tree T15	1 Acer pseudoplatanus (Sycamore)	15.0	40	1		4.0		4.0		4.0		4.0	6.5	2W	Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Recent. Ivy or climbing plant. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	72.4	4.8	20-40	B1/B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T16	1 Acer pseudoplatanus (Sycamore)	12.5	40	1	N	NE	E	SE	S	SW	W	NW	1.0	2W	Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Recent. Ivy or climbing plant. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	72.4	4.8	20-40	B1/B2
Tree T17	1 Acer pseudoplatanus (Sycamore)	12.5	20	1		3.5		3.5		3.5		3.5	1.0	2W	Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Recent. Ivy or climbing plant. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	18.1	2.4	20-40	B1/B2
Tree T18	1 Buddleja sp. (Buddleja)	4.0	10	1	2.5		2.5		2.5		2.5		0.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	4.5	1.2	10-20	C1/C2
Tree T19	1 Salix caprea (Goat Willow/Great Sallow)	11.0	50	1		3.0		4.5		4.5		3.5	0.0		Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Suppressed crown - Major. Suppressed crown - Minor. Heavy ivy cover. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	113.1	6.0	20-40	C123
Tree T20	1 Salix caprea (Goat Willow/Great Sallow)	11.0	50	1		4.0		9.0		7.5		2.0	0.0		Mature	Structural condition Fair. Physiological condition Fair. Ivy or climbing plant. Suppressed crown - Major. Suppressed crown - Minor. Heavy ivy cover. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	113.1	6.0	10-20	C1/C2
Tree T21	1 Salix caprea (Goat Willow/Great Sallow)	11.0	50	1		2.5		7.0		4.0		8.5	0.0		Mature	Structural condition Poor. Physiological condition Fair. Branch - Suspended. Ivy or climbing plant. Suppressed crown - Major. Suppressed crown - Minor. Heavy ivy cover. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	113.1	6.0	20-40	C123

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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tree management software

230962 - Quicksilver Police Base

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T22	Salix caprea (Goat Willow/Great Sallow)	11.0	50	1		2.0		7.0		4.0		3.0	0.0		Mature	Structural condition Poor. Physiological condition Fair. Branch - Suspended. Ivy or climbing plant. Suppressed crown - Major. Suppressed crown - Minor. Heavy ivy cover. Dimensions indicative. Position estimated - no topographical survey information.	24/10/2023	113.1	6.0	20-40	C123

Stem

green

Estimated value

Stem

AVE

Average stem diameter for tree groups

Stem

COM

Combined stem diameter in accordance with BS5837

L.B.

Height of lowest branch attachment (m) - where relevant

TPO

orange

Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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

Summary table with retention category

	Group	Tree	Total
B1/B2	0	7	7
B2	1	9	10
C1/C2	0	2	2
C1/C2	0	3	3
Total	1	21	22

Summary table with life stage

	Group	Tree	Total
Mature	1	13	14
Semi Mature	0	8	8
Total	1	21	22

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



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