Services Ltd

Pre-Development Tree Condition Survey
(BS: 5837 2012)

For

Flat 39, 20 Blythwood Park
Blyth Road
Bromley
Kent
BR1 3TN

Treeline Services Ltd, Chadhurst Farm,
Coldharbour Lane, Dorking, Surrey, RH4 3JH

Tel: 01306 741800
Email: james@treeline.co.uk

CLIENT:	Mr R Pooke
TREELINE REF:	26403
CONSULTANT:	Joseph Blackwell ND. Arb
REPORT DATE:	January 2015

1.0 Introduction

1.1 We are instructed by Mr Robert Pooke to undertake a pre-development tree assessment at 39 Blythwood Park in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction- Recommendations'.

1.2 We attended site in January 2015 for the purpose of undertaking the pre-development tree assessment, further attached within this document is the individual tree assessment.

1.3 We have been provided with a survey drawing of the site prepared by Ellis Associates which we have used to compile a tree constraints plan (TCP) the numbers within the pre-development tree assessment correspond to those on this plan.

2.0 Scope & Objectives

2.1 The scope of this assessment is limited to an appraisal of the existing trees, tree groups and hedges on site and those directly adjacent.

2.2 The brief is to appraise the trees in relation to British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

2.3 This is not an assessment of 'Tree Risk' or a 'Hazard Evaluation' assessment; therefore use of the assessment as such will invalidate it.

2.4 Our assessment has been carried out from ground level only using the Visual Tree Assessment (VTA) method. No detailed inspection of any part of the tree above, or below ground has been undertaken. No assessment of decay or the internal structure of the trees has been undertaken with the use of mechanical and / or computerised apparatus, be it invasive or non-invasive.

2.5 Any recommendations or revised recommendations within our assessment are limited to a period of three years due to the ever changing nature of trees and the climatic conditions to which they are exposed. Trees are dynamic structures that can never be guaranteed 100% safe therefore regular inspections should be undertaken with regard to tree risk and tree risk management.

2.6 Other than the recommended removal of category 'U' trees, tree works recommendations will be confirmed upon receipt of the proposed site layout, should a tree be deemed as 'imminently dangerous' and require immediate attention this will clearly be identified within the assessment.

2.7 Tree dimensions were measured using a combination of a set of 'Sunto' Clinometers and a Richter Diameter tape where possible. All instruments were used in accordance with appropriate user guides.

2.8 Treeline Ltd and / or its associates except no responsibility for any legal matters that may arise from this assessment. Furthermore any adjustment, alteration or deletion of its content will make it invalid.

3.0 Site Description

3.1 The site comprises land situated to the rear of 20 Blythwood Park and is occupied by an existing two storey property of typical brick and tile construction estimated to have been built circa 1980.

3.2 The site was found to be rectangular in shape and generally level immediately around the property. Away from the property and toward the southern extent the land was found to be un-level. The land also sloped gently toward the southern boundary and a level difference of approximately 1m was noted between the site and Bracken Hill Lane to the west.

3.3 The tree stock was found to be low to high in quality and slightly varied in species, age, and size. The majority of trees surveyed were found to be located on or around the site boundaries with a minority located more central to the site. All of the trees surveyed are within the confines of the site and are under the ownership of Mr Pooke.

3.4 Overall the trees were found to be in average health and vigour at the time of inspection. A small number were found to have low vigour, indifferent or poor form, structural defects and decay. The most significant trees surveyed at the site were the larger mature trees nearest the northern extent.

Table 1 – Pre-Development Tree Assessment

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T1	Lime	16	850	1	6	6.5	5.5	7	3.5	40>	A	G	M	Moderate amenity / landscape value Moderate dead and diseased wood Asymmetric crown area Dense crown area Old pruning wounds to scaffold / stem Branch cavity with decay Twin stemmed tree at 11.5m Epicormic growth on stem Basal growth on buttress roots Tree appears to be causing direct damage to adjacent retaining wall A mature tree of above average merit growing near to the north west corner of the site. The tree has good form, few visible defects, has a long remaining life expectancy and long term potential	No works	B1
T2	Holly	7.5	230	1	2.5	2	2	3	2	40>	A	A	EM	Moderate amenity / landscape value Minor dead and diseased wood Asymmetric crown area Tree leaning at 10 degrees Overgrown basal growth An early mature tree of no particular merit growing near to the north west corner of the site. The tree has average form, provides screening, has a moderate remaining life expectancy and some potential	No works	C1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T3	Sycamore	6.5	120	1	2	1	1	3.5	2.5	40>	A	A	SM	Low amenity / landscape value Minor dead and diseased wood Asymmetric crown area Suppressed by adjacent vegetation Twin stemmed tree at 2.5m An early mature tree of no particular merit growing near to the north west corner of the site. The tree has average form, provides screening, has a moderate remaining life expectancy and some potential	No works	C1
T4	Horse Chestnut	13.5	110	1	7	6.5	7.5	6.5	2.5	40>	A	A/P	M	Moderate amenity / landscape value Minor dead and diseased wood Asymmetric crown area Tree reduced in the past Branch cavities wound with decay Branch cavity with decay Twin stemmed tree at 3.5m Twin stemmed tree at 2m included Stem cavity with decay A mature tree of above average merit growing near to the northern boundary of the site and near to the existing property. The tree has indifferent form, but a moderate remaining life expectancy and moderate to long term potential	No works	B1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T5	Sweet Chestnut	10.5	910	1	3	5.5	6.5	2.5	4.5	30-40	A/L	A/P	M	Moderate amenity / landscape value Minor dead and diseased wood Asymmetric crown area Tree reduced in the past Branch wound with decay Branch stubs around crown Twin stemmed tree at 5m Stem cavity with decay 2 x Stem wounds with decay Epicormic growth on stem Basal growth on buttress roots A mature tree of average merit growing near to the northern boundary of the site and near to the existing property. The tree has been significantly cut back from the property leaving it asymmetric and has suffered wounding to its stem. The tree has indifferent form some remaining life expectancy and some potential	No works	B3
T6	Oak	10	560	1	5	7.5	2	5.5	3.5	40>	A	A/P	EM	Moderate amenity / landscape value Minor dead and diseased wood Asymmetric crown area Suppressed by adjacent vegetation Branch wound with decay Tree leaning at 15 degrees 2 x Bark wound with decay An early mature tree of average merit growing almost central to the site and near to the existing property. The tree has indifferent form, appears to have been suppressed in the past, but a moderate remaining life expectancy and moderate to long term potential	No works	B3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T7	Acacia	10	350	1	3	5	4	2.5	3	40>	A	G	EM	Low amenity / landscape value Moderate dead and diseased wood Asymmetric crown area Old pruning wounds to scaffold / stem Twin stemmed tree at 5.5m An early mature tree of no particular merit growing near to the eastern boundary of the site and near to the existing property. The tree has good form, provides some screening, has a moderate remaining life expectancy and moderate potential	No works	C1
T8	Sycamore	7.5	220	1	3	4.5	4	3.5	2.5	40>	A	G	SM	Low amenity / landscape value Minor dead and diseased wood Asymmetric crown area Old pruning wounds to scaffold / stem Twin stemmed tree at 2.5m A semi mature tree of no particular merit growing near to the south east corner of the site. The tree has good form, provides some screening, has a moderate remaining life expectancy and moderate potential	No works	C1
T9	Hazel	5	500*	MS	3	3	1	1	1.5	40>	A	A/P	EM	Low amenity / landscape value Minor dead and diseased wood Asymmetric crown area Dense crown area Multi stemmed tree at ground level included Epicormic growth on stem Basal growth on buttress roots Full visual tree assessment (VTA) not possible due to tree location, dense vegetation, ivy or a combination of these factors An early mature tree of no particular merit growing near to the south east corner of the site. The tree has indifferent form, provides some screening, has a moderate remaining life expectancy and some potential	No works	C1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T10	Holly	7.5	450*	2	3.5	7.5	1.5	0.5	3	20-30	A	P	EM	Low amenity / landscape value Minor dead and diseased wood Asymmetric crown area Dense crown area Tree leaning at 45 degrees Tree appears to have subsided in past Epicormic growth on stem Basal growth on buttress roots An early mature tree of limited merit growing along the southern boundary of the site. The tree has poor form, provides some screening, has some remaining life expectancy and some potential	No works	C2
T11	Holly	7.5	390	2	3	5.5	3	2.5	3	30-40	A	A/P	EM	Low amenity / landscape value Minor dead and diseased wood Tree appears to have subsided in past Asymmetric crown area Dense crown area Tree leaning at 45 degrees Epicormic growth on stem Basal growth on buttress roots An early mature tree of limited merit growing along the southern boundary of the site. The tree has indifferent form, provides some screening, has some remaining life expectancy and some potential	No works	C2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
T12	Sycamore	9	500	1	3.5	5	6	4	5	20-30	L	A/P	M	Moderate amenity / landscape value Minor dead and diseased wood Tree appears in decline Sparse crown extremities / short shoots Old pruning wounds to scaffold / stem Branch stubs around crown Stem cavity with decay Twin stemmed tree at 1m Dead ivy on scaffold / stem Full visual tree assessment (VTA) not possible due to tree location, dense vegetation, ivy or a combination of these factors A mature tree of average merit growing almost centrally along the southern boundary. The tree has average form, but appears in decline suggesting only some remaining life expectancy and limited long term potential	No works	B3
T13	Horse Chestnut	12	750	1	6	7	6	6.5	3.5	30-40	A	A	M	Moderate amenity / landscape value Minor dead and diseased wood Asymmetric crown area 2 x Stem cavity with decay Twin stemmed tree at 2m Epicormic growth on stem Basal growth on buttress roots Full visual tree assessment (VTA) not possible due to tree location, dense vegetation, ivy or a combination of these factors A mature tree of above average merit growing in the south west corner of the site. The tree has average form but moderate decay in both stems suggesting only some remaining life expectancy and limited long term potential	No works	B2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Bra Ht (m)	ERLS (Yrs)	Vig.	Form	Age Class	Description	Recommendations	BS Cat
TG1	Mixed Species Group	7.5	160	4	3	3	3	3	2	<10 & 40>	A	A	SM	Low amenity / landscape value Minor dead and diseased wood Asymmetric crown area Epicormic growth on stem Basal growth on buttress roots No signs of 'Dutch Elm Disease' (DED) Species include: Sycamore x 1 & Elm x 3 A mixed species semi mature group of limited merit growing near to the south east corner of the site. The trees have average form, the Sycamore has a moderate remaining life expectancy and some potential, but the 3 x Elms have only some remaining life expectancy with limited potential	No works	C2/C3
TG2	Elm x 2	6	150	1	2	2	2	2	3	10-20	A	A/P	SM	Low amenity / landscape value Minor dead and diseased wood Asymmetric crown area Old pruning wounds to scaffold / stem No signs of 'Dutch Elm Disease' (DED) A semi mature group of limited merit growing near to the southern boundary of the site. The trees have indifferent form, some remaining life expectancy but limited long term potential	No works	C3

Table 1 Cascade chart for tree quality assessment

BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

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 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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	**Grey**

Table 2 - Pre-Development Tree Assessment KEY

No.	Individual tree number attached to each (T) tree, (H) hedge, (TG) group or (W) woodland.
Species:	Common Name
Hgt (m)	Height of tree (measured in metres)
Dia (m)	Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees). Where stem diameters have to be estimated a (*) will follow the numerical figure. (E.g. 450mm*)
No. of stems	Number of Stems (1 / 2 / MS = Multi Stemmed)
Crown Spread	Maximum branch extent measured to North (N) / East (E) / South (S) / West (W)
ERLS:	Estimated Remaining Life Span (Years)
Vigour	G Good A Fair L Low D Dead
Form	G Good A Fair P Poor D Dead
Age Class	Y Young SM Semi-mature EM Early mature M Mature OM Over Mature V Veteran
BS Category	See Table 1 **Cascade chart for tree quality assessment** From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Table 3 – Root Protection Areas

Tree No.	Common Name	Radius (m)	Area (m^2)
T1	Lime	10.2	326.9
T2	Holly	2.8	24.6
T3	Sycamore	1.4	6.2
T4	Horse Chestnut	13.2	547.4
T5	Sweet Chestnut	10.9	373.3
T6	Oak	6.7	141
T7	Acacia	4.2	55.4
T8	Sycamore	2.6	21.2
T9	Hazel	5	78.5
T10	Holly	4.5	63.6
T11	Holly	3.9	47.8
T12	Sycamore	6	113.1
T13	Horse Chestnut	9	254.5
TG1	Mixed Species Group	1.6	8
TG2	Elm x 2	1.8	10.2

Tree Constraint Plan
(TCP)