

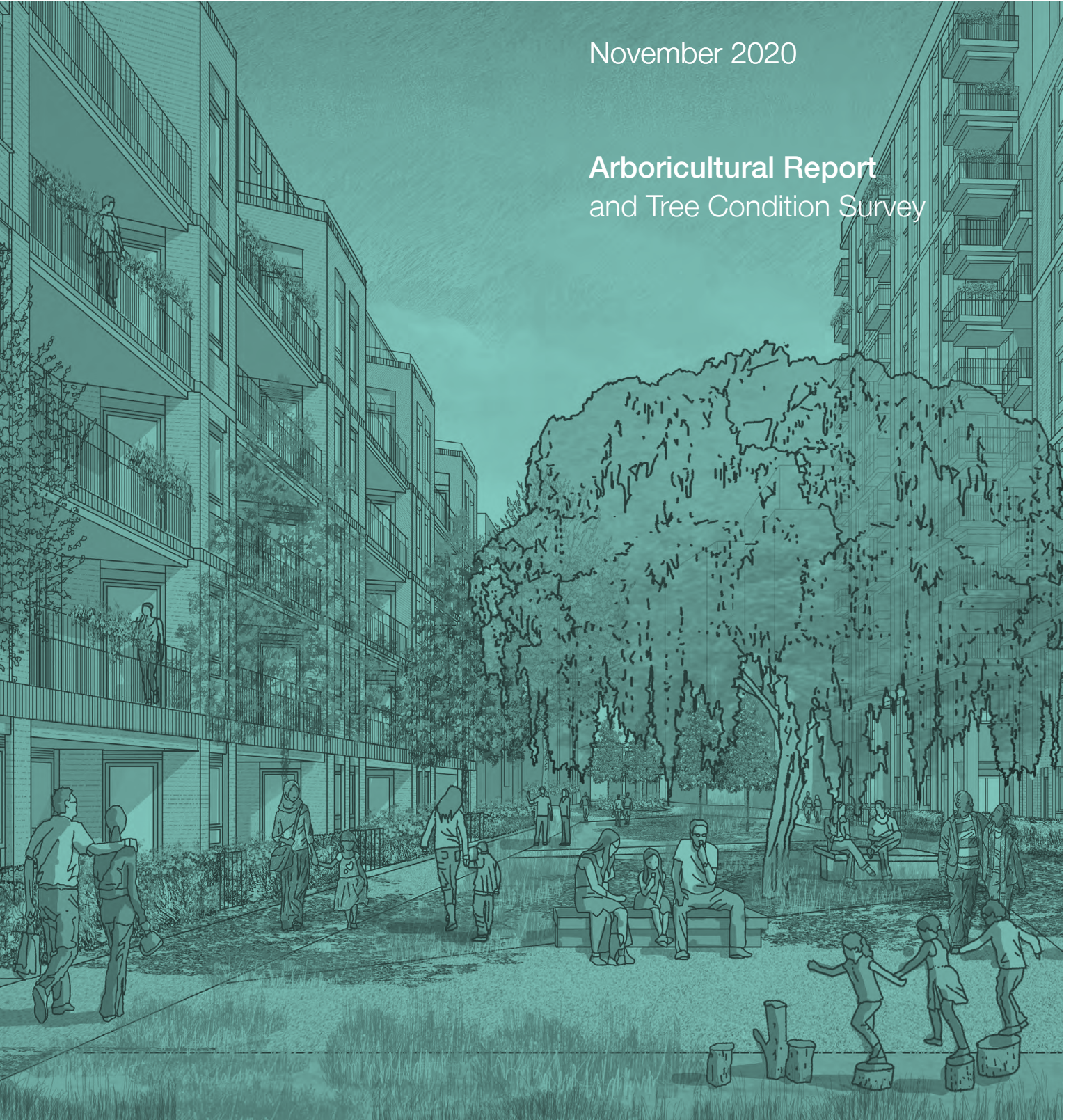
**CAMBRIDGE ROAD ESTATE – PLANNING APPLICATION 20/02942/FUL**

**ARBORICULTURAL REPORT AND TREE CONDITIONS SURVEY**

**\*\*NO AMENDMENT TO DOCUMENT SINCE SUBMISSION OF  
APPLICATION IN NOVEMBER 2020 – ORIGINAL SUBMISSION DOCUMENT\*\***

November 2020

Arboricultural Report  
and Tree Condition Survey



## The Applicant

### Cambridge Road (Kingston) Ltd

c/o Countryside Properties  
Aurora House  
71-75 Uxbridge Road  
Ealing  
London W5 5SL

## The project site

### Cambridge Road Estate Project hub

2 Tadlow  
Washington Road  
Kingston Upon Thames  
Surrey  
KT1 3JL

## Application forms

Covering letter

Application Form and Notices

CIL Additional Information Form

## Design proposals

Planning Statement

Design and Access Statement

- Vol.1 - The Masterplan
- Vol.2 - The Detailed Component

The Masterplan

- Parameter Plans
- Illustrative Plans
- Design Guidelines

Phase 1 Architecture and Landscape

- GA Plans, Sections and Elevations

## Supporting information

Statement of Community Involvement

Rehousing Strategy

Financial Viability Appraisal

Draft Estate Management Strategy

Transport Assessment

Phase 1 Travel Plan

Car Parking Management Plan

Servicing and Delivery Management Plan

Construction Logistics Plan

Construction Method Statement and Construction  
Management Plan

Sustainable Design and Construction Statement  
(Including Circular Economy Statement)

Environmental Statement

- Non Technical Summary
- Vol.1 – Technical Reports
- Vol.2 – Technical Appendices
- Vol.3 - Townscape and Visual Impact  
Assessment

Energy Statement (Including Overheating

Assessment and Whole Life Cycle Assessment)

Daylight and Sunlight

Internal Assessment of the Detailed Component

External Assessment of the Illustrative Masterplan

Extraction and Ventilation Strategy

Noise Impact Assessment

Arboricultural Report and Tree Conditions Survey

Arboricultural Impact Assessment & Method  
Statement

Preliminary Ecological and Bat Survey Report

Biodiversity Net Gain Assessment

Archaeology and Heritage Assessment

Ground Conditions Assessment

Utilities Report

Flood Risk Assessment

Phase 1 Drainage Statement

Fire Strategy Report

Accessibility Audit

Health Impact Assessment

Equalities Impact Assessment

CAMBRIDGE ROAD  
ESTATE  
KINGSTON  
UPON THAMES  
KT1 3JL

## TREE REPORT

(Tree Survey and  
Constraint Advice)

for  
Cambridge Road  
(RBK) LLP



<b>Written By:</b>	T Grayshaw
<b>Checked By:</b>	M Welby
<b>Date:</b>	28/02/2018
<b>Revision:</b>	D- 11.11.2020
<b>Ref:</b>	PRI21328trD

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## 1. Executive Summary

- 1.1. This report provides survey information about the trees on the site at Cambridge Road Estate, Kingston Upon Thames, KT1 3JL, in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is to identify the quality and value of existing trees on site, allowing decisions to be made as to the retention or removal of trees in the case of any development.
- 1.2. **This report is a revision of the original following a re-survey that was undertaken on the 1<sup>st</sup> of October 2020. The purpose of the re-survey was to ensure the tree data is current and correct. Updates have been made where trees canopies have increased, and one tree has been removed. It is confirmed the tree survey data is accurate and up to date. A further revision was undertaken (C) to separate groups to individual trees. This report has been further revised (D) to show the correct tree count in the table below and at section 4.**
- 1.3. The subject trees have been categorised as follows:

BS Category	Number of individual trees	Tree Groups
U	9	0
A	16	0
B	84	0
C	103	1

- 1.4. A total of 211 individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded. In addition, one group of trees was surveyed and recorded.
- 1.5. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C and U category will not usually be retained where they would impose a significant constraint to development. U category trees are often in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.
- 1.6. The site comprises a housing estate. The trees on site are consistent with having been planted as part of the landscaping for the estate and are relatively uniform in terms of age and species. There are a number of trees (Sycamore/Ash) which are more consistent with having self-seeded.
- 1.7. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

## 2. Introduction

- 2.1. ACD were instructed by Cambridge Road (RBK) LLP, to survey and categorize the trees at Cambridge Road Estate, Kingston Upon Thames, KT1 3JL, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 2.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
  - Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
  - C category trees will not usually be retained where they would impose a significant constraint to development, but should be retained where there is no reason for their removal.
  - U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.
- 2.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary then it will be made clear within this report.
- 2.4. According to a search of the Kingston upon Thames online mapping service on 1st October 2020 there are no TPOs on site (see appendix 3.) The site is not within a Conservation Area.
- 2.5. The Tree Reference Plan was based on the supplied topographical ground survey by Survey Solutions drawing number 20085se-01 dated 11.08.2017.
- 2.6. The controlling authority is Royal Borough of Kingston upon Thames who can be contacted at: [www.kingston.gov.uk](http://www.kingston.gov.uk).
- 2.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.

### **3. Scope and Method of Survey**

- 3.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 3.2. No discussions took place between the surveyor and any other party.
- 3.3. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report. The prefix G has been used to indicate a group of trees. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4. The tree survey was carried out from ground level only.
- 3.5. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.7. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 3.8. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 3.9. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.10. No soil assessment was carried out at the time of survey.
- 3.11. Where trees were not plotted on the topographical survey their positions have been estimated.



## 4. Discussion

- 4.1. For individual details of the subject trees see the survey at appendix 2
- 4.2. The site comprises a housing estate. The trees on site are consistent with having been planted as part of the landscaping for the estate, and are relatively uniform in terms of age and species. There are a number of trees (Sycamore/Ash) which are more consistent with having self-seeded. The trees on the boundaries of the site have landscape value notwithstanding their individual quality. Trees within the site have more limited landscape value where they are not visible in the wider vicinity.
- 4.3. A total of 211 individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded. In addition one group of trees was surveyed and recorded.
- 4.4. 16 of the trees included in the survey are A category. These are all trees with high individual quality and landscape value either as part of the street scene, or on or close to the boundaries of the site. T110 is a small recently planted memorial tree of A3 category. It obviously has high value, but given its size and age there is scope to transplant the tree should this be required.
- 4.5. 84 individual trees on the site are B category. B category trees on the site are those trees with moderate individual quality, or trees present in numbers, growing as groups with landscape value, such that they attract a higher collective rating than they might as individuals. B category trees are those that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage).
- 4.6. There are 103 individual trees and 1 group of trees on the site which are C category. These are C category either due to their low inherent value due to low overall physiological vigour, or structural faults, or their diameter is less than 150mm at 1.5m above ground level. Whilst the C category trees within the site may have some value in terms of their current landscape context, they should not be considered any constraint to development.
- 4.7. There are 9 U category trees on the site which could be removed as good arboricultural practice irrespective of any development.
- 4.8. BS5837 section 4.6 recommends that where constraints to root growth appear to be present, RPAs should be adjusted to reflect the likely root growth pattern, without reducing the total area of the RPA. In the case of many of the trees on site, the trees are constrained by pavements, roads and other hard surfaces, as well as existing buildings. It is not feasible to adjust the RPAs to compensate for these hard surfaces, and also retain the total RPA area. Although the trees are likely to have a higher concentration of root activity in any available soft landscaping at their base, it cannot be precluded that the trees may have roots within or under the surrounding hard surfaces. For this reason the RPAs of the trees have been left as circles on the Tree Reference Plan. It is suggested that development may be acceptable within RPAs where there were existing buildings or current hard surfaces.



**Trees on southern boundary T1 – T13**



**T23 looking south**



**Trees in Fordham car park T36 - T42 (R – L)**



**Trees on western boundary T43 – T48 (L – R)**



**Example of lower quality C category trees within site (G3)**



**T61 – T70 on grass area at north of site**



**Trees on northern boundary (T77 – T82)**



**Trees on north eastern boundary (T91 – T94)**



**T111 & T112**

## 5. Conclusions and Recommendations

- 5.1. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. U category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.
- 5.2. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 5.3. It is anticipated that there is to be comprehensive redevelopment of the site, which may require the removal of B category trees. Removal of B category trees may be considered acceptable, subject to mitigation planting as part of landscape proposals. It is advised that this is subject to discussion with the Local Planning Authority as to the acceptability of this approach.
- 5.4. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 5.5. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 5.6. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 5.7. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Planning Authority the viability of the layout.
- 5.8. Surgery may be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery can be provided once a final site layout is agreed and it is determined which trees are to be retained. All surgery should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice.

- 5.9. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.
- 5.10. Attention is drawn to the provisions of the Occupiers Liability Act (1957 and 1984). A land owner has a duty of care to ensure that reasonable steps are taken to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Reasonably frequent inspections of trees with potential to cause harm, by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.
- 5.11. Notice must also be taken that it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work, may be obtained from ACD's Ecologist, if required.

Tom Grayshaw BA (Hons) Tech ArborA  
Associate Director  
28 February 2018

**Revised 12<sup>th</sup>  
12<sup>th</sup> October 2020**

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## Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - <b>Cascade chart for tree quality assessment</b>			
Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b> (see Note)			
<b>Category U</b> 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  <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<b>Category A</b> <b>Trees of high quality</b> 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 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
<b>Category B</b> <b>Trees of moderate quality</b> 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
<b>Category C</b> <b>Trees of low quality</b> 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

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**CLIENT:** Cambridge Road (RBK) LLP  
**DATE:** 21 & 23.02.2018 re-surveyed 1.10.2020

**SURVEYOR:** T Grayshaw & R Anderson

**TAGGED?** No

## Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Acer pseudoplatanus (Sycamore)	12(5)	390(1)	4, 5, 5, 5	EM	40+	Landscape value. Street scene value. Pruned back from house.	B2
T2	Platanus X hispanica (London Plane)	16(8)	640(1)	4, 4, 4, 4	EM	40+	Pollarded at 13m. High individual quality and landscape value.	A2
T3	Fagus sylvatica (Beech)	12(5)	400(1)	5, 5, 4, 5	EM	20+	Uneven crown shape otherwise fair tree. Crown lifted.	B2
T4	Acer pseudoplatanus (Sycamore)	14(5)	580(1)	6, 7, 6.5, 5	M	40+	Co dominant leader on east side. Uneven crown shape.	B2
T5	Chamaecyparis lawsoniana (Lawson Cypress)	4(0)	150(2)	1, 1, 1, 1	Y	20+		C1
T6	Acer campestre (Field Maple)	6(2)	150(1)	2.5, 2.5, 2.5, 2.5	SM	10+	Damage to main stem bark.	C1
T7	Betula pendula (Silver Birch)	5(2)	80(1)	3, 1, .5, 1	Y	<10	Damage to main stem.	U
T8	Platanus X hispanica (London Plane)	16(5)	570(1)	6, 9, 9, 6	M	40+	Uneven crown shape otherwise high individual quality and landscape value. Pruned to west away from house.	A2
T9	Acer pseudoplatanus (Sycamore)	14(6)	330(1)	1, 2.5, 3.5, 3.5	EM	40+	Part of group of 3. Shared canopy with adjacent trees.	B2
T10	Acer pseudoplatanus (Sycamore)	14(6)	420(1)	5, 3, 3, 4	EM	40+	Part of group of 3. Shared canopy with adjacent trees.	B2
T11	Acer pseudoplatanus (Sycamore)	14(6)	280(1)	4, 4, 2, 4	EM	40+	Part of group of 3. Shared canopy with adjacent trees.	B2
T12	Acer platanoides (Norway Maple)	11(5)	610(1)	3.5, 3.5, 4.5, 3	M	20+	Pruned hard. I.E. Pollarded.	B2
T13	Platanus X hispanica (London Plane)	11.5(5)	540(1)	3.5, 3.5, 5, 5	M	40+	Pollarded at 13m.	A2
T14	Salix caprea (Goat Willow)	5(0)	250(1)	3, 3, 3, 3	EM	20+	Off site tree dimensions estimated.	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.



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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T15	Acer platanoides (Norway Maple)	15(4)	630(1)	8, 8, 8, 8	M	40+	Value as part of landscaping within estate.	B1
T16	Fagus sylvatica (Beech)	13(3)	370(1)	2.5, 5.5, 5, 3	EM	40+	Value as part of landscaping within estate. Uneven crown shape due to competition with adjacent tree.	B1
T17	Platanus X hispanica (London Plane)	14(6)	630(1)	4, 5, 5, 2.5	M	40+	Pollarded at 13m. Uneven crown shape otherwise landscape value.	B2
T18	Platanus X hispanica (London Plane)	7(2)	530(1)	4, 2.5, 3, 3	EM	40+	Pollarded at 6m.	B2
T19	Chamaecyparis lawsoniana (Lawson Cypress)	4(0)	100(1)	.5, .5, .5, .5	Y	10+	Dimensions and position estimated.	C1
T20	Unknown (Unknown)	5(4)	200(1)	1, 1, 1, 1	SM	20+	Chusan Palm. Stem position estimated as not indicated on topographical survey.	C1
T21	Salix X chrysocoma (Weeping Willow)	13(2)	780(1)	5.5, 5.5, 5.5, 5.5	M	10+	Heavily reduced. Limited rooting area. Limited life expectancy.	C2
T22	Betula pendula (Silver Birch)	9(2)	210(1)	2, 0, 3, 3	EM	10+	Dieback throughout crown. Limited rooting area. Limited life expectancy.	C2
T23	Salix X chrysocoma (Weeping Willow)	11(2)	860(1)	8, 8.5, 8, 7	M	20+	Heavily reduced. Ongoing reduction work likely to limit life expectancy.	B2
T24	Prunus avium (Wild Cherry)	6(2)	650(1)	4, 4, 4, 4	M	20+	Landscape value as part of soft landscape of estate.	B1
T25	Fraxinus excelsior (Ash)	5(1)	150(1)	3, 3, 3, 3	Y	20+	Self seeded tree. Off site dimensions estimated.	C2
T26	Tilia X europaea (Common Lime)	10(4)	320,270,300(3)	5, 5, 4, 5	EM	20+	Triple stem from ground level. Value as part of landscaping within estate.	B1
T27	Prunus avium (Wild Cherry)	7(2)	500(1)	5, 5, 5, 5	M	20+	Stem position estimated as not indicated on topographical survey. Stem diameter estimated due to fence. Value as part of landscaping within estate.	B1
T28	Prunus avium (Wild Cherry)	9(2)	500(1)	5, 5, 5, 5	M	20+	Stem position estimated as not indicated on topographical survey. Stem diameter estimated. Value as part of landscaping within estate.	B1

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T29	Prunus laurocerasus (Cherry Laurel)	9(4)	300,340(2)	5.5, 6, 3.5, 2	M	10+	Twin stem from ground level consistent with having been planted as hedging and left unmaintained.	C2
T30	Tilia X europaea (Common Lime)	11(4)	360(1)	4.5, 4.5, 5.5, 3.5	EM	40+	Shared canopy with adjacent tree.	B2
T31	Tilia X europaea (Common Lime)	11(4)	360(1)	4.5, 3, 5.5, 5	EM	40+	Shared canopy with adjacent tree. Ivy infestation throughout.	B2
T32	Populus serotina (Hybrid Black Poplar)	17(2)	1140(1)	4, 4, 4, 4	M	10+	Species totally unsuitable for location. Topped and lopped at 14m. Limited life expectancy due to decay caused by work needed to maintain tree in current location. Rooting area limited by hard surface.	C2
T33	Tilia X europaea (Common Lime)	14(3)	620(1)	5, 5, 6, 5	M	40+	High individual quality and landscape value as part of street scene.	A2
T34	Prunus avium (Wild Cherry)	4(0)	230(1)	2.5, 3, 2, 2	EM	<10	Major damage to main stem. Decay throughout stem.	U
T35	Acer pseudoplatanus (Sycamore)	12(3)	320(1)	4, 5, 5.5, 5.5	EM	20+	Damage to main stem with decay visible. Value as part of landscaping within estate.	B1
T36	Acer pseudoplatanus (Sycamore)	12(3)	290(1)	0, 4, 5, 5	SM	20+	One sided crown shape. Value as part of landscaping within estate.	C1
T37	Aesculus hippocastanum (Horse Chestnut)	13(3)	520(1)	6, 3, 4, 6	EM	20+	Value as part of landscaping within estate. bark wound on stem	B1
T38	Tilia X europaea (Common Lime)	15(3)	370(1)	6, 3, 3, 3	EM	20+	Value as part of landscaping within estate. Shared canopy with adjacent trees.	B1
T39	Acer pseudoplatanus (Sycamore)	14(3)	650(1)	8, 6.5, 6.5, 7	M	20+	Value as part of landscaping within estate. Ivy on stem base.	B1
T40	Prunus avium (Wild Cherry)	5(2)	520(1)	2.5, 2.5, 2.5, 2.5	M	10+	Pruned hard. Low crown volume limited life expectancy.	C1
T41	Acer platanoides (Norway Maple)	12(5)	350(1)	4, 2.5, 5, 5	EM	20+	Uneven crown shape otherwise value as part of landscaping within estate.	B1
T42	Platanus X hispanica (London Plane)	17(5)	800(1)	11.5, 10, 10.5, 11	M	40+	High individual quality and landscape value.	A2
T43	Acer pseudoplatanus (Sycamore)	13(5)	440(1)	5.5, 6, 6, 5.5	M	40+	Landscape value as part of boundary screening.	B2

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**CLIENT:** Cambridge Road (RBK) LLP  
**DATE:** 21 & 23.02.2018 re-surveyed 1.10.2020

**SURVEYOR:** T Grayshaw & R Anderson

**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T44	Platanus X hispanica (London Plane)	18(5)	730(1)	6.5, 11, 5.5, 5.5	M	40+	Landscape value as part of boundary screening. Uneven crown shape from one long branch on west.	A2
T45	Tilia X europaea (Common Lime)	14(5)	460(1)	5, 5, 5, 5	EM	40+	Landscape value as part of boundary screening.	B2
T46	Tilia X europaea (Common Lime)	14.5(5)	360(1)	4, 5, 4, 4	EM	40+	Suckers around stem base. Landscape value as part of boundary screening.	B2
T47	Tilia X europaea (Common Lime)	10(5)	340(1)	4, 4.5, 4.5, 3.5	EM	40+	Landscape value as part of boundary screening.	B2
T48	Tilia X europaea (Common Lime)	14(5)	480(1)	7, 7, 4, 3	EM	40+	Landscape value as part of boundary screening. Uneven crown shape otherwise fair tree.	B2
T49	Acer pseudoplatanus (Sycamore)	14(5)	410(1)	6.5, 3.5, 5, 4	EM	40+	Landscape value as part of boundary screening. Uneven crown shape otherwise fair tree.	B2
T50	Acer pseudoplatanus (Sycamore)	14(2)	290(1)	4.5, 5, 4.5, 0	SM	20+	Stem position estimated as not indicated on topographical survey. Self seeded but landscape value as part of boundary screening. distorted crown due to adjust conifers	C2
T51	Betula pendula (Silver Birch)	10(2)	300(1)	3.5, 5, 4.5, 3.5	EM	20+	Stem position estimated as not indicated on topographical survey. Estimated dimensions as off site tree. Landscape value as part of boundary screening.	C2
T52	Acer pseudoplatanus (Sycamore)	11(2)	480(1)	10, 5.5, 4, 6	EM	20+	Ivy infestation throughout crown, but Ivy cut at base. Recently reduced.	B2
T53	Betula pendula (Silver Birch)	10(2)	350(1)	4.5, 4.5, 4.5, 4.5	EM	20+	Relatively low quality	C2
T54	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 3, 3	SM	20+	Relatively low quality	C2
T55	Prunus avium (Wild Cherry)	6(2)	300(1)	2.5, 2.5, 2.5, 2.5	EM	10+	Wire caused damage to main stem. Not a development constraint.	C2
T56	Platanus X hispanica (London Plane)	19(5)	840(1)	8, 9, 8, 5.5	M	40+	High individual quality and landscape value.	A2

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T57	Acer pseudoplatanus (Sycamore)	14(5)	450(1)	2.5, 6, 5, 5	EM	20+	Value as part of landscaping within estate.	B2
T58	Acer pseudoplatanus (Sycamore)	14(5)	470(1)	6, 2, 4, 5	M	10+	Damage to main stem at base with decay heartwood visible. Twin stem from 3m.	C2
T59	Fagus sylvatica (Beech)	13(3)	630(1)	5.5, 6, 5.5, 6	M	20+	Heavily reduced and then regrown. Low crown volume for stem size. Limited rooting area due to hard surface.	B2
T60	Tilia X europaea (Common Lime)	10(2)	280(1)	4, 4, 4, 4	SM	20+	Limited landscape value on interior of site. Low crown volume. Limited rooting area in hard surface.	C2
T61	Acer pseudoplatanus (Sycamore)	13(6)	420(1)	6, 6, 6, 6	EM	40+	Value as part of landscaping within public open space area.	B2
T62	Aesculus hippocastanum (Horse Chestnut)	14(5)	490(1)	1, 5, 6.5, 5	EM	40+	Value as part of landscaping within public open space area.	B2
T63	Aesculus hippocastanum (Horse Chestnut)	14(5)	480(1)	5, 4, 5, 5	EM	40+	Value as part of landscaping within public open space area.	B2
T64	Aesculus hippocastanum (Horse Chestnut)	13(5)	430(1)	4, 4, 4, 4	EM	10+	Large wound at stem base with decaying heartwood visible. Limited life expectancy.	C2
T65	Fagus sylvatica (Beech)	13(5)	400(1)	6, 6, 6, 6	EM	40+	Value as part of landscaping within public open space area. Minor wound at stem base.	B2
T66	Tilia X europaea (Common Lime)	10(3)	360(1)	3.5, 2, 3, 4	EM	<10	Large area of missing bark 94cm of circumference. Limited life expectancy. mettle cage being enveloped into stem	U
T67	Tilia X europaea (Common Lime)	13(2)	540(1)	5.5, 5.5, 5.5, 5.5	M	40+	High individual quality and landscape value.	A2
T68	Aesculus hippocastanum (Horse Chestnut)	12(3)	480(1)	6, 5.5, 5.5, 5.5	M	20+	Subordinate to adjacent tree.	C2
T69	Aesculus hippocastanum (Horse Chestnut)	16(3)	660(1)	7, 5.5, 5.5, 7	M	40+	Reduced and grown back.	B2
T71	Sorbus aria (Whitebeam)	8(3)	320(1)	4, 4, 4, 4	EM	20+	Value as part of landscaping within estate. Growing on 1 in 2 grass slope.	C2

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T72	Betula pendula (Silver Birch)	10(2)	240(1)	3, 3, 3, 3	EM	20+		C2
T73	Betula pendula (Silver Birch)	8(2)	150(1)	2, 2, 2, 2	SM	20+	Relatively low quality	C2
T74	Betula pendula (Silver Birch)	10(2)	350(1)	4, 3.5, 3.5, 3.5	EM	20+	Relatively low quality	C2
T75	Platanus X hispanica (London Plane)	20(5)	980(1)	10, 10, 3.5, 11	M	40+	High individual quality and landscape value as part of street scene.	A2
T76	Acer pseudoplatanus (Sycamore)	10(2)	400(1)	7.5, 2.5, 5.5, 7.5	EM	20+	Cut back away from building. Located on grass slope.	B2
T77	Acer platanoides (Norway Maple)	12(5)	410(1)	3.5, 3.5, 3.5, 3.5	M	40+	Landscape value as part of street scene.	B2
T78	Acer pseudoplatanus (Sycamore)	14(5)	370(1)	3.5, 2.5, 3.5, 3.5	EM	40+	Landscape value as part of street scene.	B2
T79	Acer pseudoplatanus (Sycamore)	16(5)	400(1)	4.5, 3.5, 3.5, 5	EM	40+	Landscape value as part of street scene.	B2
T80	Acer platanoides (Norway Maple)	16(5)	460(1)	6.5, 3.5, 4.5, 5	M	40+	Landscape value as part of street scene.	B2
T81	Platanus X hispanica (London Plane)	20(5)	910(1)	10, 11, 5.5, 9.5	M	40+	High individual quality and landscape value as part of street scene. Historically pruned back away from building.	A2
T82	Tilia X europaea (Common Lime)	15(5)	480(1)	4, 6.5, 5, 3	EM	40+	Uneven crown shape due to competition with adjacent tree.	B2
T83	Betula pendula (Silver Birch)	12(5)	360(1)	3, 3, 3, 3	EM	10+	Uneven crown shape. Overall low quality.	C2
T84	Acer pseudoplatanus (Sycamore)	10(3)	220(2)	2, 4, 4, 4	SM	40+	Consistent with having self seeded. Not a development constraint.	C2
T85	Acer platanoides (Norway Maple)	15(5)	410(1)	6, 5, 8, 9.5	M	40+	Value as part of landscaping within estate. Co dominant leader uneven crown shape.	B2
T86	Acer platanoides (Norway Maple)	10(5)	230(1)	6, 2, 2, 2	EM	10+	Dieback throughout upper crown. Uneven crown shape due to competition with adjacent tree group.	C2

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T87	Acer platanoides (Norway Maple)	16(5)	560(1)	7, 6.5, 7.5, 4.5	M	40+	Value as part of landscaping within estate but unlikely to survive demolition of surrounding hard landscape.	B2
T88	Platanus X hispanica (London Plane)	18(3)	890(1)	9, 7.5, 12.5, 9	M	40+	High individual quality and landscape value. Uneven crown towards south.	A2
T89	Platanus X hispanica (London Plane)	17(4)	510(1)	8.5, 9, 3, 6	M	40+	Uneven crown shape due to competition with adjacent tree.	B2
T90	Acer pseudoplatanus (Sycamore)	13(3)	530(1)	6, 5.5, 6, 7	M	40+	High individual quality and prominent landscape feature.	A2
T91	Platanus X hispanica (London Plane)	15(3)	580(1)	9, 5, 9, 10.5	M	40+	Landscape value as part of boundary group. Low branch on west side.	A2
T92	Platanus X hispanica (London Plane)	15(3)	400(1)	8, 4, 8.5, 5	M	40+	Landscape value as part of boundary group. Competition crown subordinate tree.	B2
T93	Platanus X hispanica (London Plane)	15(3)	510(1)	6, 6, 10, 6	M	40+	Landscape value as part of boundary group.	A2
T94	Platanus X hispanica (London Plane)	15(3)	530(1)	8, 7.5, 7, 4	M	40+	Landscape value as part of boundary group.	B2
T95	Quercus robur (Common Oak)	12(5)	530(1)	7.5, 7.5, 4.5, 6.5	EM	40+	Uneven crown shape. Lost apical dominance. Hazard beam in upper crown.	B2
T97	Quercus robur (Common Oak)	12(5)	470(1)	6, 8, 4.5, 5.5	EM	40+	Uneven crown shape. Pruned hard away from building.	B2
T98	Platanus X hispanica (London Plane)	14(5)	650(1)	4, 7, 8, 7.5	M	20+	Value as part of landscaping within estate. Limited rooting area due to surrounding hard surface. Uneven crown shape due to competition with adjacent tree.	B2
T99	Platanus X hispanica (London Plane)	14(5)	490(1)	7.5, 6, 5.5, 4.5	M	20+	Value as part of landscaping within estate. Limited rooting area due to surrounding hard surface. Uneven crown shape due to competition with adjacent tree.	B2
T100	Acer pseudoplatanus (Sycamore)	15(5)	530(1)	5.5, 5.5, 6, 4	M	40+	Value as part of landscaping within estate. Fair condition.	B2

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T101	Acer pseudoplatanus (Sycamore)	12(5)	360(1)	2, 3.5, 6.5, 2	EM	40+	Value as part of landscaping within estate. Uneven crown shape pruned hard away from building.	C2
T102	Acer pseudoplatanus (Sycamore)	12(5)	300(1)	2, 4, 4.5, 3	EM	40+	Value as part of landscaping within estate. Uneven crown shape pruned hard away from building.	C2
T103	Prunus avium (Wild Cherry)	5(2.5)	300(1)	4, 4, 4, 4	EM	20+	Stem diameter estimated private garden. Ornamental tree.	C2
T104	Prunus avium (Wild Cherry)	5(2.5)	300(1)	3, 3, 3, 3	EM	20+	Stem diameter estimated private garden. Ornamental tree.	C2
T105	Betula pendula (Silver Birch)	12(2)	370(1)	2, 2, 4, 4	EM	20+	Low individual quality but landscape value as part of boundary screening.	C2
T106	Betula pendula (Silver Birch)	12(2)	360(1)	4, 4, 2, 2	EM	20+	Low individual quality but landscape value as part of boundary screening. Leaning stem.	C2
T107	Acer pseudoplatanus (Sycamore)	8(2)	240(1)	3, 2.5, 2.5, 2	SM	40+	Damage to main stem at base. Not a development constraint.	C2
T108	Acer pseudoplatanus (Sycamore)	11(4)	280(1)	4.5, 3, 5, 6	SM	40+	Fair tree in terms of future potential but not a development constraints.	C2
T109	Acer platanoides (Norway Maple)	11(4)	390(1)	4, 5.5, 5, 4	EM	40+	Fair tree in terms of future potential.	B2
T110	Liquidambar styraciflua (Sweet Gum)	2.5(0.5)	50(1)	.5, .5, .5, .5	Y	40+	Memorial planting. Recently planted tree. Stem position estimated as not indicated on topographical survey. Significant constraint.	A3
T111	Platanus X hispanica (London Plane)	18(5)	860(1)	9, 11, 9.5, 5	M	40+	Uneven crown shape otherwise high individual quality and landscape value within site.	A2
T112	Platanus X hispanica (London Plane)	15(5)	650(1)	8.5, 5.5, 4, 8	M	40+	Heavily reduced otherwise fair tree.	B2
T113	Acer pseudoplatanus (Sycamore)	6(2)	220(1)	3.5, 4, 4.5, 4	SM	40+	Value as part of landscaping within estate but not a development constraint.	C2
T114	Acer pseudoplatanus (Sycamore)	6(2)	170(1)	2, 2, 2, 2	SM	40+	Value as part of landscaping within estate but not a development constraint.	C2

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T115	Acer pseudoplatanus (Sycamore)	12(5)	570(1)	5, 5, 5, 5	M	20+	Heavily reduced. Low apical dominance otherwise value as part of landscaping within estate.	B2
T116	Sorbus aria (Whitebeam)	8(4)	260(1)	3.5, 3.5, 3.5, 3.5	M	<10	Heavily reduced. Damage to main stem.	U
T117	Acer platanoides (Norway Maple)	15(3)	580(1)	9.5, 6, 9.5, 8	M	40+	Value as part of landscaping within estate.	B2
T118	Platanus X hispanica (London Plane)	14(5)	640(1)	9.5, 11, 8, 10.5	M	40+	Value as part of landscaping within estate. Growing on bank.	B2
T119	Platanus X hispanica (London Plane)	16(5)	580(1)	10, 9, 8, 8	M	40+	Value as part of landscaping within estate. Growing on bank.	B2
T120	Acer platanoides (Norway Maple)	13(3)	470(1)	4, 6, 6, 6	EM	20+	Value as part of landscaping within estate. Growing on bank. Lost apical dominance.	C2
T121	Acer pseudoplatanus (Sycamore)	11(5)	320(1)	2, 0, 5.5, 5	EM	20+	Low individual quality but some value as part of landscaping within estate.	C2
T122	Acer pseudoplatanus (Sycamore)	14(5)	370(1)	4, 4, 4, 4	EM	20+	Low individual quality but some value as part of landscaping within estate.	B2
T123	Salix X chrysocoma (Weeping Willow)	11(2)	420,450,300,300(4)	2, 6, 4, 5.5	M	20+	Multi stem pollard. Value as part of estate landscape but not a development constraint.	C2
T124	Alnus glutinosa (Common Alder)	9(1.5)	470(1)	2, 3, 5, 3.5	EM	20+	Twin stem from 1.5m. Uneven crown shape.	C2
T125	Alnus glutinosa (Common Alder)	8(3)	200(1)	1, 4, 4, 1	SM	20+	Uneven crown shape. Low quality.	C2
T126	Fagus sylvatica (Beech)	12(5)	460(1)	4.5, 4.5, 4, 4	M	10+	Value as part of landscaping within estate. sparse canopy	C2
T127	Fagus sylvatica (Beech)	12(5)	410(1)	4, 4, 4, 5	M	20+	Value as part of landscaping within estate.	B2
T128	Acer pseudoplatanus (Sycamore)	12(4)	480(1)	6, 8, 7, 4.5	M	20+	Multi stem from 3m.	B2
T129	Acer pseudoplatanus (Sycamore)	12(4)	450(1)	4.5, 4, 6, 6	M	20+	Growing at bottom of slope	B2
T130	Acer pseudoplatanus (Sycamore)	8(2)	170(1)	3, 3, 3, 3	SM	20+	Self seeded in garden.	C2

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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T131	Robinia pseudoacacia (Locust Tree)	14(4)	600(1)	8.5, 5, 5.5, 9	M	40+	Value as part of landscaping within estate.	B2
T132	Robinia pseudoacacia (Locust Tree)	14(4)	640(1)	5, 5.5, 8, 7.5	M	40+	Value as part of landscaping within estate.	B2
T133	Prunus laurocerasus (Cherry Laurel)	4(0)	300(1)	3, 3, 3, 3	EM	20+		C2
T134	Crataegus monogyna (Hawthorn)	4.5(1)	340(1)	3.5, 3.5, 3.5, 3.5	EM	20+	Relatively low quality	C2
T135	Sambucus nigra (Elder)	5(1)	300(1)	3.5, 3.5, 3.5, 3.5	EM	20+	Relatively low quality	C2
T136	Crataegus monogyna (Hawthorn)	10(3)	310(1)	5, 3.5, 2, 3.5	EM	20+	Relatively low quality	C2
T137	Crataegus monogyna (Hawthorn)	5(3)	150(1)	1, 2, 3, 2	SM	20+	Relatively low quality	C2
T138	Prunus avium (Wild Cherry)	4(2)	180(1)	3, 3, 2, 1	SM	10+	Damage to main stem that is leaning to north east	C1
T139	Prunus avium (Wild Cherry)	4(2)	150(1)	2.5, 1.5, 1, 1.5	SM	10+	Damage to main stem.	C1
T140	Malus (Apple)	5(2)	290(1)	3, .5, 3, 3	EM	<10	Very spars crown, canker on stems	U
T141	Prunus avium (Wild Cherry)	6(3)	340(1)	4, 4, 4, 4	M	20+	Value as part of landscaping within estate but not a development constraint.	C2
T142	Platanus X hispanica (London Plane)	13(5)	650(1)	5, 4, 7, 6	M	40+	One sided crown shape heavily reduced.	B2
T143	Platanus X hispanica (London Plane)	13(5)	580(1)	4.5, 7.5, 6, 2	M	40+	One sided crown shape heavily reduced. exposed surface roots	B2
T144	Platanus X hispanica (London Plane)	15(5)	810(1)	4, 6.5, 9.5, 9	M	40+	Shared canopy with adjacent tree. Heavily reduced. Surrounded by hard surface.	B2
T145	Platanus X hispanica (London Plane)	15(5)	730(1)	8, 8.5, 5, 9	M	40+	Shared canopy with adjacent tree. Heavily reduced. Surrounded by hard surface. Stem position estimated as not indicated on topographical survey.	B2
T146	Platanus X hispanica (London Plane)	11(5)	620(1)	4.5, 3, 4.5, 4	M	40+	Heavily reduced.	B2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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**CLIENT:** Cambridge Road (RBK) LLP  
**DATE:** 21 & 23.02.2018 re-surveyed 1.10.2020

**SURVEYOR:** T Grayshaw & R Anderson

**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T147	Platanus X hispanica (London Plane)	11(5)	390(1)	3, 5, 3, 0	EM	40+	Heavily reduced. Leaning stem.	B2
T148	Betula pendula (Silver Birch)	14(5)	390(1)	6, 7, 3, 3	M	10+	Landscape value but limited life expectancy in hard surface.	C2
T149	Betula pendula (Silver Birch)	13(5)	260(1)	4, 4, 2, 4	EM	10+	Landscape value but limited life expectancy in hard surface.	C2
T150	X Cupressocyparis leylandii (Leyland Cypress)	10(2)	280(1)	3, 3, 3, 3	EM	20+		C2
T151	Tilia X europaea (Common Lime)	10(3)	320(1)	3.5, 3.5, 3.5, 3.5	EM	40+	Suckers around stem base.	B2
T152	Tilia X europaea (Common Lime)	10(3)	310(1)	4, 4, 3.5, 4	EM	40+		B2
T153	Tilia X europaea (Common Lime)	10(3)	310(1)	4, 4, 4, 3.5	EM	40+	Phone lines in crown	B2
T154	Tilia X europaea (Common Lime)	12(3)	350(1)	4, 4, 4.5, 4	EM	40+	Ivy in crown. Diameter estimated due to ivy.	B2
T155	Tilia X europaea (Common Lime)	12(3)	310(1)	4, 4, 4, 4	EM	40+	Stem position estimated as not indicated on topographical survey.	B2
T156	Tilia X europaea (Common Lime)	12(3)	310(1)	4, 4, 4, 4	EM	40+	Stem position estimated as not indicated on topographical survey.	B2
T157	Tilia X europaea (Common Lime)	10(2)	250(1)	3, 4, 3, 3	EM	40+		B2
T158	Tilia X europaea (Common Lime)	10(2)	270(1)	3, 3, 3, 3	EM	40+	Stem position estimated as not indicated on topographical survey.	B2
T159	Tilia X europaea (Common Lime)	10(2)	200(1)	3.5, 3.5, 3.5, 4	EM	40+	Stem position estimated as not indicated on topographical survey.	B2
G1	X Cupressocyparis leylandii (Leyland Cypress)	14(2)	300(1)	4, 4, 4, 4	M	20+	Stem positions estimated as not indicated on topographical survey. Average estimated dimensions given for group. Off site tree group. Low individual quality but landscape value as part of boundary screening.	C2

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**SURVEYOR:** T Grayshaw & R Anderson

**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
G2.1	Acer pseudoplatanus (Sycamore)	11(2)	230(1)	3, 3, 3, 3	SM	40+	Diameter is estimated average. canopy growing as one, individually distorted due to group pressure	C2
G2.2	Acer pseudoplatanus (Sycamore)	11(2)	230(1)	3, 3, 3, 3	SM	40+	Diameter is estimated average. canopy growing as one, individually distorted due to group pressure	C2
G2.3	Acer pseudoplatanus (Sycamore)	11(2)	230(1)	3, 3, 3, 3	SM	40+	Diameter is estimated average. canopy growing as one, individually distorted due to group pressure	C2
G2.4	Acer pseudoplatanus (Sycamore)	11(2)	230(1)	3, 3, 3, 3	SM	40+	Diameter is estimated average. canopy growing as one, individually distorted due to group pressure	C2
G3.1	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G3.2	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G3.3	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G3.4	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G3.5	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G3.6	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
G3.7	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G3.8	Betula pendula (Silver Birch)	10(2)	200(1)	2, 2, 2, 2	SM	20+	Average estimated dimensions given for group. Value as part of landscaping within estate but not a development constraint.	C2
G4.1	Betula pendula (Silver Birch)	10(3)	250(1)	2.5, 2.5, 2.5, 2.5	SM	20+	Low individual quality and landscape value as part of boundary screening.	C2
G4.2	Betula pendula (Silver Birch)	10(3)	250(1)	2.5, 2.5, 2.5, 2.5	SM	20+	Low individual quality and landscape value as part of boundary screening.	C2
G5.1	X Cupressocyparis leylandii (Leyland Cypress)	10(2)	450(1)	4, 4, 4, 4	M	20+	Unsuitable species choice far location.	C2
G5.2	X Cupressocyparis leylandii (Leyland Cypress)	10(2)	450(1)	4, 4, 4, 4	M	20+	Unsuitable species choice far location.	C2
T160	Tilia sp. (Lime)	3(0)	190(1)	2, 2, 2, 2	SM	<10	Position estimated as not indicated on topographical survey. bark wounds over most of stem	U
T161	olive	4(0)	80(1)	1, 1, 1, 1	SM	10+	Growing in raised planter	C2
T162	Acer platanoides (Norway Maple)	8(2)	290(1)	4, 4, 4, 4	EM	20+	Position estimated as not indicated on topographical survey.	B2
T163	Tilia sp. (Lime)	10(2)	300(1)	2.5, 3, 2.5, 2.5	EM	20+	Position estimated as not indicated on topographical survey. been heavily reduced	B2
T164	Aesculus hippocastanum (Horse Chestnut)	14(3)	350(1)	5, 4, 3, 4	EM	10+	Off-site and inaccessible: diameter estimated. growing off site the other side of damaged boundary wall	C2
T165	Acer pseudoplatanus (Sycamore)	10(3)	230(1)	3, 3, 3, 3	EM	10+	Position estimated as not indicated on topographical survey. stem trifurcates at 2m	C2
T166	Betula pendula (Silver Birch)	8(3)	240(1)	4.5, 4, 4.5, 3	M	20+	Position estimated as not indicated on topographical survey.	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T167	Chamaecyparis lawsoniana (Lawson Cypress)	3(1)	280(1)	3, 3, 3, 3	M	10+	Position estimated as not indicated on topographical survey. Diameter is an estimated maximum. Historically topped	C2
G168.1	Chamaecyparis lawsoniana (Lawson Cypress)	7(1)	190(1)	2, 2, 2, 2	EM	10+	Diameter is estimated average. Line of 3 trees	C2
G168.2	Chamaecyparis lawsoniana (Lawson Cypress)	7(1)	190(1)	2, 2, 2, 2	EM	10+	Diameter is estimated average. Line of 3 trees	C2
G168.3	Chamaecyparis lawsoniana (Lawson Cypress)	7(1)	190(1)	2, 2, 2, 2	EM	10+	Diameter is estimated average. Line of 3 trees	C2
T169	Morus alba (White Mulberry)	3(1)	150(3)	2.5, 2.5, 4, 3	EM	10+	Position estimated as not indicated on topographical survey. Off-site and inaccessible: diameter estimated. growing low over carpark	C2
T170	Crataegus monogyna (Hawthorn)	3(0)	75(1)	1, 1, 2, 1	SM	10+	Position estimated as not indicated on topographical survey.	C2
T171	Crataegus monogyna (Hawthorn)	3(0)	50(3)	1.5, 1.5, 1.5, 1.5	SM	10+	Position estimated as not indicated on topographical survey. Stem divides below 1.5m.	C2
T172	Betula pendula (Silver Birch)	9(2)	260(1)	3, 3, 3, 3	M	<10	Dead tree.	U
T173	Betula pendula (Silver Birch)	9(2)	260(1)	3, 3, 3, 3	M	<10	Dead tree.	U
T174	Betula pendula (Silver Birch)	9(2)	170(1)	2, 1, 2, 3	EM	<10	Declining in health and condition.	U
T175	Acer platanoides (Norway Maple)	6(1)	80(1)	1.5, 0, 1.5, 2	SM	10+	Growing in an unstainable location	C2
T176	X Cupressocyparis leylandii (Leyland Cypress)	10(2)	460(2)	4, 4, 4, 4	M	10+	Off-site and inaccessible: diameter estimated. lower branches been removed	C2
T177	Chamaecyparis nootkatensis (Nootka Cypress)	4(1)	50(12)	2, 2, 2, 2	M	10+	Position estimated as not indicated on topographical survey. Diameter is estimated average.	C2

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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T178	Ligustrum lucidum (Chinese Privet)	4(2)	100(3)	2, 2, 2, 2	EM	10+	Position estimated as not indicated on topographical survey. Off-site and inaccessible: diameter estimated.	C2
G179.1	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
G179.2	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
G179.3	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
G179.4	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
G179.5	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
G179.6	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
G179.7	Chamaecyparis lawsoniana (Lawson Cypress)	9(2)	280(1)	3, 3, 3, 3	EM	10+	Diameter is estimated average. linear row growing along internal garden boundary. 7 trees planted at estimated 1m spacing	C2
T180	Prunus 'Kanzan' (Pink Cherry)	6(2)	520(1)	5, 5, 5, 3	M	10+	Position estimated as not indicated on topographical survey. scattered dead wood in canopy	C2
T181	Chamaecyparis nootkatensis (Nootka Cypress)	7(0)	80(4)	1.5, 1.5, 1.5, 1.5	EM	10+	Position estimated as not indicated on topographical survey. Multiple stems at ground level. Diameter is estimated average.	C1
T182	Salix caprea (Goat Willow)	9(2)	360(1)	7, 4, 5, 5	M	10+	Position estimated as not indicated on topographical survey. Off-site and inaccessible: diameter estimated. unstable due to proximity to building	C2

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**TAGGED?** No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T183	Chamaecyparis nootkatensis (Nootka Cypress)	8(2)	380(1)	2.5, 2.5, 2.5, 2.5	M	10+	Position estimated as not indicated on topographical survey. Off-site and inaccessible: diameter estimated.	C2
T184	Acer saccharinum (Silver Maple)	8(3)	590(1)	4.5, 2.5, 6, 6	M	20+	Position estimated as not indicated on topographical survey. Tree that has been regularly heavily pruned	B2
T185	Acer platanoides (Norway Maple)	7(3)	450(1)	3, 4.5, 4.5, 1.5	M	20+	Tree that has been heavily pruned	B2
T186	Acer negundo (Box Elder)	5(2)	210(1)	3, 3, 3, 3	EM	10+	Position estimated as not indicated on topographical survey.	C2
T187	Chamaecyparis lawsoniana (Lawson Cypress)	7(2)	200(1)	0.5, 2.5, 2.5, 2.5	EM	10+	Position estimated as not indicated on topographical survey. Growing in very close proximity to building	C2
T189	Betula pendula (Silver Birch)	5(1)	75(1)	0.5, 0.5, 0.5, 0.5	SM	20+	Young planted tree	C2
T190	Betula pendula (Silver Birch)	5(1)	75(1)	0.5, 0.5, 0.5, 0.5	SM	20+	Young planted tree	C2

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

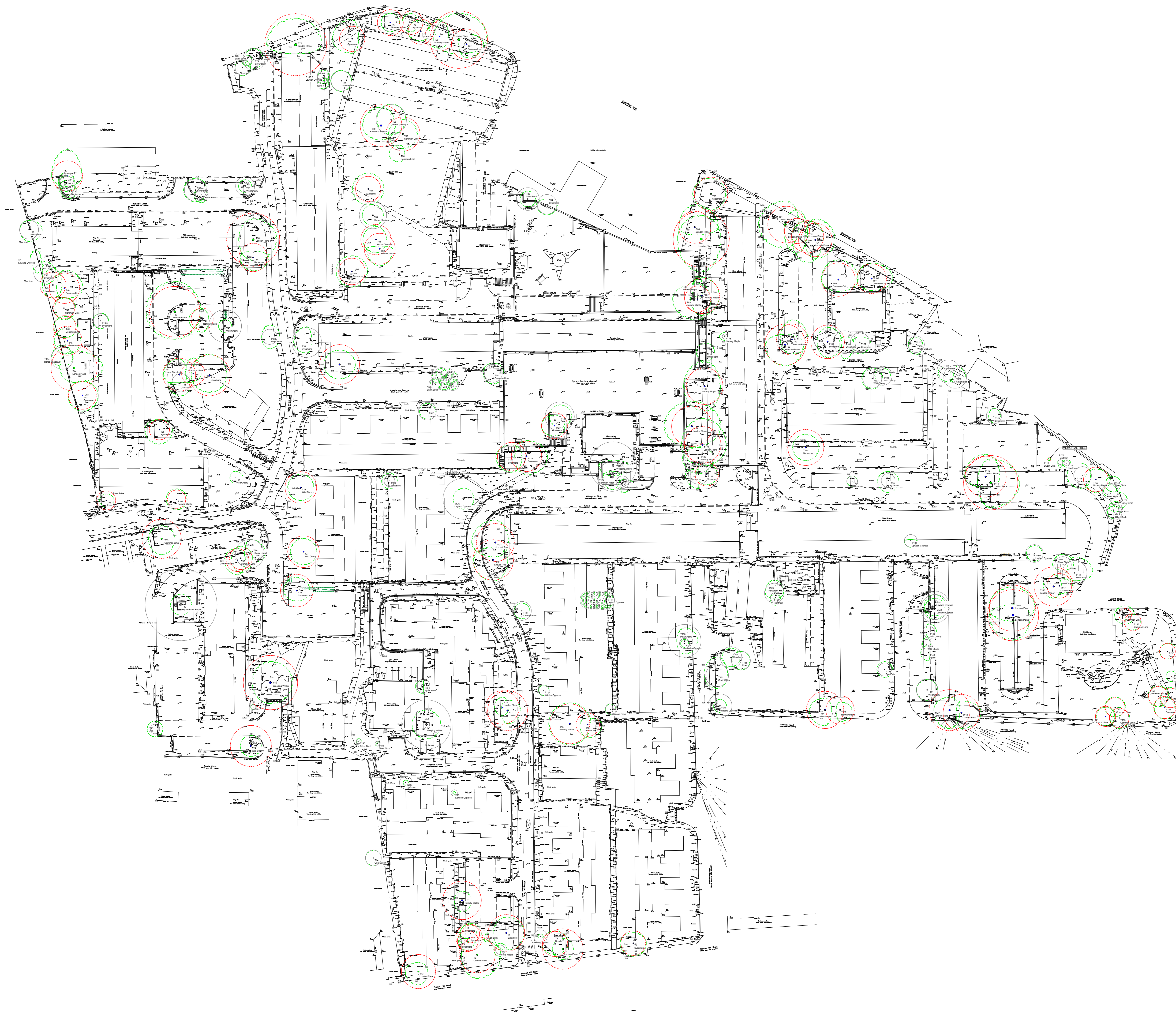
### Appendix 3: TPO search detail



Screen shot of Royal Borough of Kingston upon Thames mapping service, indicating there are no TPOs on the site (01.10.2020)



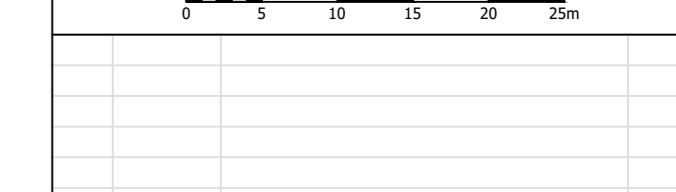
**Appendix 4: Tree Reference Plan**  
(PRI21328-01B)



**LEGEND**

	<b>A CATEGORY TREE</b> Trees of high quality with an estimated life expectancy of at least 40 years
	<b>B CATEGORY TREE</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
	<b>C CATEGORY TREE</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 100 mm
	<b>U CATEGORY TREE</b> Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use over longer than 10 years
	<b>ROOT PROTECTION AREA (RPA) FOR A &amp; B CATEGORY TREES</b>
	<b>RPA FOR C CATEGORY TREES</b>

**NOTE:**  
FOR PLANNING PURPOSES ONLY  
DO NOT SCALE FROM DRAWING



B	11/11/2020	updated tree numbering	RA
A	01/10/2020	Updated site data	RA
Rev	Date	Detail	Drawn



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 Kingston Upon Thames,  
 KT1 3JL  
 client: Ardent Consulting Engineers  
 drawing: Tree Reference Plan  
 date: 27.02.2018  
 scale: 1:200@A0  
 dwg no: PR121328-01  
 drawn: TRG checked: MW



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**ECOLOGICAL SURVEYS \* PROTECTED SPECIES LICENSING \* MITIGATION \* IMPACT  
ASSESSMENT \* ARBORICULTURAL SITE MONITORING AND SUPERVISION \* ARCHAEOLOGY  
LANDSCAPE & VISUAL IMPACT ASSESSMENT \* LANDSCAPE AUDIT \* PROJECT MANAGEMENT \*  
EXPERT WITNESS\* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT**

# The Design Team

## **ACD Environmental**

Arboricultural consultant

## **Architecture in Perspective**

Visualisation artist

## **AWA Consulting**

MEP engineer

## **Base Models**

Physical modelmaker

## **Barton Willmore**

Planning consultant

Environmental Impact Assessment

Townscape Impact Assessment

## **Countryside Properties**

Developer

## **CTP Consulting**

Structural & Civil engineer

## **David Bonnett Associates**

Access and Inclusive Design consultant

## **Ensafe**

Air Quality consultants

## **GIA**

Daylight / Sunlight / RoL consultant

## **Greengage Environmental**

Ecology and biodiversity consultant

## **Hodkinson Consulting**

Sustainability / Energy consultant

## **H+H Fire**

Fire consultant

## **Markides**

Transport consultant

## **Patel Taylor**

Architect / Landscape Architect

## **Pipers**

Physical modelmaker

## **Realm**

Visualisation and verified views

## **Royal Borough of Kingston Upon Thames**

Project Joint Venture partner

## **Soundings**

Community engagement consultant

## **SRE**

Wind and microclimate consultant

## **Terence O'Rourke**

Archaeology and heritage consultant

## **ULL Property**

Viability consultant

## **WYG**

Noise and vibration

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