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Arboricultural Implications Report

Proposed re-development at

St. Ann's Hospital

St Ann's Road

Tottenham

London N15



September 2013

Ref. SJA air 13120-01

SUMMARY

Simon Jones Associates has undertaken a survey of 272 individual trees, and 35 groups of trees growing on or immediately adjacent to this site, in accordance with British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*.

An assessment of the impacts of the proposed development on these trees shows that 148 individuals and 23 groups are to be removed as a consequence of the detailed and outline parts of the hybrid planning application, but only eleven are category 'B' trees; the removal of these specimens will not be of detriment to the character or appearance of the area because these are mostly smaller trees within the main body of the site, and not prominent in external views.

Two trees and one tree group are to be pruned, but this pruning will not be to any significant or long-term detriment of the health or the appearance of these specimens.

There are incursions into the root protection areas (RPAs) of ten of the trees to be retained. The size and location of these incursions, the methods in which they will be addressed, and the current physiological condition and tolerance of disturbance of the trees indicate that no significant or long-term damage will occur as a result.

The spatial relationship between the proposed dwellings and the trees to be retained is such that there is no evidence to suggest that occupancy of these units will inevitably lead to future pressure to fell any of them.

As the felling of the trees and groups identified for removal will represent only a partial alteration to the key arboricultural features of the site, the proposals will result in a medium magnitude of impact on the character and appearance of the site and Conservation Area. The removal of these trees would not have a significant or severe impact on the local landscape, and thus the proposal complies with national planning policy.

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- 1. Tree survey schedule (SJA tss 13120-01).**
- 2. Determination of magnitude of impacts.**
- 3. Tree locations plan (SJA TL 13120-01).**
- 4. Tree protection plan (SJA TPP 13120-01).**

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1. INTRODUCTION.

1.1. Instructions.

1.1.1. Simon Jones Associates Ltd. has been instructed by the Barnet, Enfield and Haringey Mental Health NHS Trust to visit St. Ann's Hospital, St Ann's Road, Tottenham, London N15 3TH, and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are instructed to record the trees' locations, species, dimensions, ages, condition, and visual importance; and to categorise them in accordance with British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction — Recommendations*.

1.1.3. We are further asked to identify which trees are worthy of retention within a proposed re-development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report.

1.2.1. This report and the appended tree protection plan (TPP) reflect the scope of our instructions, as set out above, and comply with local validation requirements, and with the recommendations of BS 5837: 2012.

1.2.2. The report is intended to support a hybrid planning application to be submitted to the London Borough of Haringey for a residential-led mixed-use re-development, comprising up to 470 dwellings and consolidation of existing healthcare provision to create a more efficient and modern healthcare campus.

1.2.3. The hybrid planning application seeks a mix of detailed and outline approval. Detailed planning permission is sought for the construction of buildings ranging in height from two to five storeys to provide 104 flats, 7 houses and 1478 sq.m. of retail floorspace, and conversion of retained buildings to provide 7 houses, with associated access, parking and landscaping. Outline planning permission is sought for the construction of new buildings ranging from two to five storeys, and conversion of retained buildings, to provide up to 350 residential units, upgrade of the existing

access off Hermitage Road, open space and associated development (with all matters reserved except for the principal means of access); together with the construction of a building of up to three storeys in height for up to 3,537 sq.m. of health services (use class D1) and associated development (with all matters reserved except for scale and layout).

1.2.4. Conservation area consent is also sought for the demolition of three bungalows adjacent to St Ann's Road, and for the partial demolition of the St Ann's Road wall.

1.3. Site inspections.

1.3.1. A site visit and tree inspection was undertaken by Ben Oates and Jamie Newman of Simon Jones Associates Ltd., on Tuesday the 18th June 2013. Weather conditions at the time were overcast but dry. Deciduous trees were in full leaf.

1.3.2. This survey updated an earlier tree survey undertaken by Simon Jones Associates Ltd. in the autumn of 2011, and was directed to a comprehensive review of the tree condition, quality and value of all trees previously surveyed in the light of the revised assessment criteria set out in British Standard BS5837: 2012, *Trees in relation to design, demolition and construction — Recommendations*. Our earlier survey was undertaken according to the predecessor to the present British Standard, i.e. BS 5837:2005.

1.3.3. Following our earlier survey, a programme of tree works was undertaken, which involved the removal of some trees identified as hazardous to safety, as well as other more minor tree surgery works. Appropriate applications were made to the London Borough of Haringey under the relevant Tree Preservation Order consent process and/or Conservation Area regulations in respect of these works.

1.3.4. Subsequently to this, a number of young nursery stock trees were planted in various parts of the site, and the present survey has included and recorded these plantings.

1.3.5. The tree locations plan at **Appendix 3** is based on the topographical survey plan provided. The locations of additional trees, not shown on this plan, have been plotted using our own measurements taken on site.

1.3.6. The tree protection plan at **Appendix 4** is based on the proposed landscape plan by Broadway Malyan, drawing no. 28076-L-90-001.

1.4. National policy context.

1.4.1. Paragraph 14 of the National Planning Policy Framework (NPPF), (March 2012), states that there is a presumption in favour of sustainable development:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

1.4.2. The NPPF makes it clear that planning permission for development should be granted unless the proposal is inconsistent with policies within the development plan, any adverse effects significantly and demonstrably outweigh the benefits, or the NPPF itself indicates that the proposal should be restricted.

1.4.3. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The effects of proposed development on trees are therefore a material consideration in dealing with planning applications. As the overriding principle of national policy in the NPPF is that planning permission should be granted unless the proposal is not consistent with development plan policies, or where the adverse effects significantly outweigh its benefits, it follows that development should only be refused on arboricultural grounds where loss of trees would have a significant and adverse impact on the character and appearance of the local landscape, on amenity or biodiversity. Against this background, the effects of the current proposal are evaluated in the following sections of this report.

1.5. Site description.

1.5.1. St. Ann's Hospital is located on the south side of St. Ann's Road (B152) opposite Chestnuts Park and north of the London Overground railway line between Haringey Green Lanes and South Tottenham stations. The western boundary adjoins residential properties on Warwick Gardens, and the eastern boundary adjoins Hermitage Road.

1.5.2. The site is on level ground, and currently comprises a mental health hospital with extensive buildings of various heights and architectural styles, with associated roadways, walkways, car parking and extensive soft landscaped areas.

2. THE TREES.

2.1. Survey findings.

2.1.1. On our recent survey we inspected a total of 272 individual trees, and 35 groups of trees. We have also surveyed 35 groups of trees, all of which have trunk diameters of 75mm and above, growing within or immediately adjacent to the site². Their details are found in the tree survey schedule at **Appendix 1**. A summary of this information can be found at *Table 1* below.

		No.	% of total
No. of individual trees		272	n/a
(No. of groups of trees)		35	n/a
No. of different species		72	n/a
Broadleaves		271	100
Conifers		1	0
Most common	Sycamore	25	9
2 nd =	Ash	17	6
2 nd =	True service tree	17	6
3 rd =	Horse chestnut	14	5
3 rd =	Japanese cherry	14	5
No. over 25m in height		0	0
No. over 20m in height		9	3
No. over 15m in height		47	17
Age: Veteran		1	0
Age: Over Mature		1	0
Age: Mature		44	16
Age: Semi-mature		141	52
Age: Young		85	31
Physiology: Average		231	85
Physiology: Below average		36	13
Physiology: Low		4	1
Dead		1	0
Category: U		25	9
Category: A		0	0
Category: B		53	19
Category: C		192	71

Table 1: Summary of information in tree survey schedule.

² British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

2.1.2. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree locations and protection plans.

2.1.3. At the date of our original survey in 2011, we were aware that the St Ann's site contained a number of trees of less common species. Information which was forthcoming both at the time of our re-survey, and which has been researched in more detail subsequently, shows that the site is of interest not only for the well-known collection of true service trees (*Sorbus domestica*), but also for its assemblage of an unusual number of uncommon hawthorn (*Crataegus*) species. Moreover, there are a number of examples of tree species which, whilst not "rare" in the technical sense of the term, are not frequently encountered within most sites of this type. Their presence at St Ann's, we understand, is attributable to the interest and activity of a particular tree enthusiast who was formerly involved in the care and management of the hospital grounds. This is reflected in the unusually high number of tree species (72) present within the site.

2.1.4. The presence of an unusually diverse assemblage of tree species and less common specimens led to the production, in 2011, of a guide booklet and map of the more unusual trees within the hospital grounds, as part of a joint project by the Barnet, Enfield and Haringey Mental Health NHS Trust, the Forestry Commission, and the Groundwork Trust. The project has also run guided tours of the trees within the site, as well as tree-related activities for psychiatric inpatients.

2.1.5. The "common names" listed in the tree survey schedule have been drawn from a number of reference sources, including (but not limited to) the following:-

- Mitchell, A. (1974), *A Field Guide to the Trees of Britain and Northern Europe*, Collins;
- Johnson, O. & More, D., (2004), *Tree Guide*, Collins;
- More, D. & White, J., (2003), *Trees of Britain & Northern Europe*, Cassell;
- Phipps, J.B., (2003), *Hawthorns and Medlars*, RHS, Timber Press.

2.1.6. In our assessment, the key arboricultural features within or immediately adjacent to the site, whose loss would have a significant and adverse impact on the character and appearance of the local landscape, on amenity or biodiversity are:

- The belt of trees on the northern boundary, particularly the larger specimens such as the holm oak (no. 16) and horse chestnuts (nos. 128 and 129) growing within the Conservation Area;
- the collection of true service trees growing throughout the site;
- the less common varieties of hawthorn growing in various locations throughout the site;
- the belt of trees growing on the southern boundary adjoining the railway embankment.

2.2. Statutory controls.

2.2.1. Eleven individual trees (ten of which are true service trees), and the wooded belt of trees along the southern boundary of the hospital, are included within the London Borough of Haringey (St Ann's Hospital, St Ann's Road, London N15 3TH) Tree Preservation Order 2011.

2.2.2. A strip of land along the northern boundary of the site adjoining St Ann's Road is within the St Ann's Conservation Area, designated on the 2nd April, 1987.

2.3. Assessment of suitability for retention.

2.3.1. The trees have been categorised in accordance with BS5837: 2012. Details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. Changes in the categorization criteria between BS5837: 2012 and its predecessor have resulted in greater value being attributed to trees which are or rare or uncommon species, and thus of "cultural value", which is assessed in addition to their purely arboricultural attributes and their landscape value or visual importance.

2.3.2. Twenty-five individual trees have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being 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. A significant proportion of these (14) comprise the recently-planted nursery stock trees planted in various locations on the site since the date of our earlier survey, which have failed or substantially failed. Three mature ash

trees (tree nos. 315, 317 and 318) growing within the wooded belt on the southern boundary have also been included within this category due to poor structural condition and extensive decay. The category 'U' trees are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

2.3.3. The survey has not identified any individual specimens within the site with sufficiently outstanding attributes of arboricultural quality, visual/landscape importance or cultural, historical or ecological value to be classified as category 'A' trees under the BS 5837:2012 criteria, notwithstanding the presence of a number of less common specimens within the wide range of species present on site.

2.3.4. By contrast, the site contains a significant number of trees assessed as category 'B' specimens of moderate quality with an estimated remaining life expectancy of at least 20 years, and trees of less usual or less common species have generally been included within this category for their material 'cultural' value, albeit that in some cases, these specimens are not of great size or visual prominence.

2.3.5. The remaining 192 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameter below 150mm; or a combination of these.

2.3.6. Of the groups of trees, none have been assessed as category 'A', two as category 'B', and the remaining 33 as category 'C'.

2.3.7. Whilst trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary where they impose a significant constraint on development. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "*need not necessarily be a significant constraint on the site's potential*"³.

³ Ibid. 4.5.10.

2.3.8. Furthermore, BS 5837 states that “....care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”⁴.

2.3.9. This assessment has been used as a key component of the process of designing the proposed layout. The tree survey was undertaken in conjunction with the detailed architectural and design work, and together with the assessment of suitability for retention informed the production of a tree constraints plan (TCP) which showed the most suitable trees for retention, based on their quality, life expectancy, and value, which was based on their visibility, screening, and cultural benefits.

2.3.10. The TCP also showed how close to those trees selected for retention the proposed development could be located, in terms of three key criteria:

- a). avoidance or minimization of unacceptable root damage;
- b). avoidance or minimization of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.3.11. The TCP was then used to inform the layout of the proposed re-development and areas of hard surfacing, about which we have been consulted during the design process. In this way it has been ensured that the existing trees have had a significant influence on the proposed layout, rather than the proposals dictating which trees are to be removed.

⁴ Ibid. 5.1.1.

3. ARBORICULTURAL IMPACTS.

3.1. Trees to be removed – detailed application.

3.1.1. The development proposals relating to the area subject of the detailed part of the application, as shown on the proposed layout drawing, indicate that 48 individual trees are to be removed either because they are situated within the footprint of the proposed development, or because they are too close to proposed structures or surfaces to enable them to be retained.

3.1.2. Of these trees to be removed, four are category 'B'. 31 are category 'C' and 13 are category 'U'. There are no category 'A' trees on the site. The category 'B' trees to be removed are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
2	Black mulberry (<i>Morus nigra</i>)	8m	470mm @ 1.3m E 510mm @ 1.3m W	Mature	B (23)
24	Scarlet thorn (<i>Crataegus pedicellata</i>)	3.8m	x 4 stems 75mm	Young	B (3)
60	Sycamore (<i>Acer pseudoplatanus</i>)	17m	445mm	Semi-mature	B (12)
334	Scarlet thorn (<i>Crataegus pedicellata</i>)	4m	x8 stems 80mm	Mature	B (3)

Table 2: Category “B” Trees to be removed (detailed application)

3.1.3. Nine groups of trees are to be removed either entirely or partially as part of the proposals.

Group no.	Species	Height	Trunk diameter	Age class	BS category	Entire / partial removal
G1	Holly (<i>Ilex aquifolium</i>)	Up to 6m	Up to 115mm	Young	C (123)	Entire
G3	Various	Up to 12.5m	Up to 270mm	Semi-mature	C (2)	Partial
G5	Various	Up to 8.5m	Up to 150mm	Young	C (123)	Entire
G12	Holm oak (<i>Quercus ilex</i>)	Up to 5m	Up to 90mm	Young	C (2)	Entire

G16	Various	Up to 8.5m	Up to 180mm	Young	C (123)	Partial
G18	Silver birch (<i>Betula pendula</i>)	Up to 6m	Up to 90mm	Young	C (123)	Partial
G21	Various	Up to 15m	80mm to 180mm	Young	C (123)	Entire
G22	Various	Up to 9m	Up to 160mm	Young	C (123)	Partial
G24	Various	3m to 17m	80mm to 750mm (over ivy)	Semi-mature	C (1)	Partial

Table 3: Groups of trees requiring entire or partial removal

3.1.4. None of the individual trees to be removed are covered by the TPO.

3.2. Trees to be pruned – detailed application.

3.2.1. Two individual trees and one group of trees are to be pruned to facilitate implementation of the proposals. These are shown at **Table 4** below.

Tree no.	Species	Proposed Works
22	Silver lime (<i>Tilia tomentosa</i>)	Crown lift to obtain 2.5m clearance above proposed footpath
101	Sycamore (<i>Acer pseudoplatanus</i>)	Crown lift to obtain 2.5m clearance above proposed footpath
G35	Hazel (<i>Corylus avellana</i>)	Coppice

Table 4: Proposed pruning works

3.2.2. Following the pruning specified above, none of the proposed dwellings will lie within 3m of the extents of the canopies of trees to be retained.

3.3. Root Protection Area incursions – detailed application.

3.3.1. The 'Root Protection Areas' (RPAs)⁵ of the trees to be retained have been calculated in accordance with Section 4.6 of BS 5837; and have been assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil

⁵ The minimum area around a retained 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." BS 5837, paragraph 3.7.

type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) have been modified as a result of these considerations, so that they reflect more accurately their likely root distribution.

3.3.2. As can be seen on the TPP, parts of the proposed hard surfacing will encroach within the RPAs of ten of the trees to be retained. These are shown in **Table 5** below.

Tree no.	Species	Description	% of RPA
5	Judas tree (<i>Cercis siliquastrum</i>)	Footpath	18.5
9	False acacia (<i>Robinia pseudoacacia</i>)	Footpath	30
13	Sycamore (<i>Acer pseudoplatanus</i>)	Footpath	22
22	Silver lime (<i>Tilia tomentosa</i>)	Footpath	22
91	Common pear (<i>Pyrus communis</i>)	Access path	10
96	English oak (<i>Quercus robur</i>)	Footpath	8
97	Black mulberry (<i>Morus nigra</i>)	Access road & Footpath	6 & 4
100	Horse chestnut (<i>Aesculus hippocastanum</i>)	Footpath & play area	18 & 14
101	Sycamore (<i>Acer pseudoplatanus</i>)	Footpath	20
171	Strawberry tree (<i>Arbutus unedo</i>)	Parking bay	5

Table 5: Proposed excavation or disturbance of soil within RPAs

3.4. Future relationship between proposed dwellings and existing trees – detailed application.

3.4.1. In order to assess whether the trees to be retained will be in harmony with the proposed layout (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we have plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gives an indication of

potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day⁶.

3.4.2. Two proposed dwellings are situated within the shading arcs of trees to be retained (nos. 86, 89, 91 and 112); in only one of these cases (Mayfield House) do the windows of proposed habitable rooms directly face the relevant trees.

3.5. Trees to be removed – outline application.

3.5.1. The development proposals relating to the area subject of the outline parts of the application, as shown on the proposed layout drawing, indicate that 100 individual trees are to be removed either because they are situated within the footprint of the proposed development, or because they are too close to proposed structures or surfaces to enable them to be retained.

3.5.2. Of these trees to be removed, seven are category 'B'. 82 are category 'C' and 11 are category 'U'. There are no category 'A' trees on the site. The category 'B' trees to be removed are shown and listed on the TPP and at **Table 6** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
53 & 54	Scarlet thorn (<i>Crataegus pedicellata</i>)	3.5m	100mm 90mm	Semi-mature	B (13)
164 & 165	True service tree (<i>Sorbus domestica</i>)	9m	190mm 195mm	Young	B (13)
195	False acacia (<i>Robinia pseudoacacia</i>)	14m	320mm W 365mm E	Semi-mature	B (12)
197	False acacia (<i>Robinia pseudoacacia</i>)	16m	485mm	Semi-mature	B (12)
199	False acacia (<i>Robinia pseudoacacia</i>)	16m	450mm	Semi-mature	B (12)

Table 6: Category "B" Trees to be removed (outline application)

3.5.3. Fourteen groups of trees are to be removed as part of the proposals, as listed at **Table 7** below.

⁶ BS 5837: 2012, paragraph 5.2.2 Note 1.

Group no.	Species	Height	Trunk diameter	Age class	BS category
G4	Horse chestnut (<i>Aesculus hippocastanum</i>)	Up to 13m	Up to 390mm	Semi-mature	C (2)
G6	Leyland cypress (<i>X Cupressocyparis leylandii</i>)	Up to 5m	Up to 180mm	Young	C (123)
G7	Various	5m to 14m	Up to 355mm	Semi-mature	C (123)
G8	Various	Up to 14m	Up to 180mm	Young	C (123)
G9	Various	Up to 8m	Up to 200mm	Young	C (1)
G10	Various	Up to 8m	Up to 270mm	Semi-mature	C (1)
G11	Stag's horn sumach (<i>Rhus typhina</i>)	Up to 3.5m	Up to 80mm	Young	C (1)
G13	Ash (<i>Fraxinus excelsior</i>)	Up to 8m	Up to 130mm	Young	C (123)
G14	Wild cherry (<i>Prunus avium</i>)	Up to 9m	Up to 300mm	Semi-mature	C (1)
G15	Goat willow (<i>Salix caprea</i>)	Up to 8.5m	Up to 125mm	Young	C (123)
G20	Various	4m to 10m	75mm to 205mm	Young	C (123)
G25	Various	Up to 6.5m	180mm @ to 220mm @ base	Young	C (123)
G33	Various	4.5m to 5m	Up to 150mm	Young	C (123)
G34	Various	4.5m to 6.5m	Up to est. 85mm	Young	C (123)

Table 7: Category “B” Groups to be removed (outline application)

3.5.4. Seven of the individual trees and one of the groups to be removed are covered by a TPO; these are listed at **Table 8** below.

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
217	W1	Wild cherry (<i>Prunus avium</i>)	5m	290mm 260mm	Semi-mature	C (123)
218	W1	Sycamore (<i>Acer pseudoplatanus</i>)	14m	370mm (over ivy)	Semi-mature	C (2)
233	W1	True service tree (<i>Sorbus domestica</i>)	12m	550mm	Semi-mature	U
309	W1	Horse chestnut (<i>Aesculus hippocastanum</i>)	11m	600mm (over ivy)	Mature	C (123)
315	W1	Ash (<i>Fraxinus excelsior</i>)	15m	700mm @ base	Mature	U
317	W1	Ash (<i>Fraxinus excelsior</i>)	22m	890mm @ base	Mature	U

318	W1	Ash (<i>Fraxinus excelsior</i>)	23m	425mm 450mm 400mm	Mature	U
G20	W1	Various	4m to 10m	75mm to 205mm	Young	C (123)

Table 8: TPO trees to be removed

3.5.5. As the layout plan for the outline parts of the hybrid application relate shows an illustrative form of development, and all matters are reserved for future approval (except for the principal means of access in the case of the residential component in the western part of the site, and for scale and layout in the case of the healthcare component), the schedule of tree removals presented above should be regarded as indicative, rather than definitive. Depending on future detailed design and subject to relevant future reserved matters approval applications, the numbers and specifics of trees suggested as requiring removal to enable the development to proceed, on the basis of the present drawings, may be subject to change.

3.5.6. For this reason, our assessment of the implications of the outline part of the hybrid scheme has intentionally been limited to the identification of the trees likely to have to be removed, and detailed assessment of implications for tree pruning, evaluation of incidences of incursions into RPAs, and assessment of shading implications have not been undertaken beyond the level of a very broad determination of whether such considerations are likely to result in a tree's removal, or allow for its retention subject to detailed design and/or appropriate protective measures during the construction period.

4. ASSESSMENT.

4.1. Tree removals.

4.1.1. Our analysis of the combined arboricultural implications of the detailed and outline parts of the hybrid application suggest that whilst a total of 148 individual trees are to be removed in order to facilitate the proposed redevelopment of the site, only eleven of these are specimens assessed as category 'B' trees. Whilst these include some individuals of less common species (scarlet thorn and true service trees), overall these are smaller specimens within the main body of the site, and not prominent in external public viewpoints.

4.1.2. Detailed consideration has been given to whether tree no. 2, a black mulberry situated within the section of the Conservation Area along the northern site boundary with St Ann's Road, could be retained within the context of the scheme proposals, and in particular the provision of additional hard surfacing and parking areas in its close vicinity. On balance, we have concluded that the extent of its root protection area which would be occupied by new hard surfacing, combined with the extent of pruning and crown lifting which would be required to give satisfactory headroom clearance, would be likely to impair the tree to such a degree as to be no longer worthy of retention. As a species, mulberry is susceptible to splitting and failure at major branch unions, and this susceptibility renders it less suitable for retention close to roadways or pathways which are likely to be well-frequented. For these reasons, the tree has been identified for removal, with provision for a suitable replacement specimen being planted as part of the comprehensive landscaping plan.

4.1.3. The bulk of the trees to be removed (113 no.) are category 'C' trees of low quality, low value, short-term potential, or a combination of these; in most cases the small sizes of these trees and their locations internally within the site means that their removal will have no significant impact on the character or appearance of the wider area.

4.1.4. The 24 category 'U' trees to be removed are unsuitable for retention, irrespective of the proposed development, in that they cannot realistically be retained for longer than 10 years.

4.1.5. Twenty-two of the trees to be removed are young specimens, which BS 5837 states “*need not necessarily be a significant constraint on the site’s potential*”⁷. In many cases, these include failed or failing examples of recently-planted specimens, which are readily capable of replacement.

4.1.6. Although one individually designated tree subject to the Tree Preservation Order falls within the footprint of the detailed application proposals, particular measures are proposed to prevent the loss of this specimen to the scheme. This is tree no. 173 (T8 in the TPO), one of the protected true service trees. As part of our instructions, we were requested to investigate the feasibility of this specimen being successfully transplanted to an alternative location within the site, to avoid its loss to the scheme.

4.1.6. As recently re-inspected, this tree currently stands 10.5m in height, with a trunk diameter of 250mm at 1.5m above ground level, and an average radial crown spread of just over 3m (up to 3.5m max.). It is growing within a shrub border of dense laurel on the southern edge of a level grassed lawn area a short distance from the main entrance. There is thus reasonably good access to the tree for transplantation equipment, subject to any width restriction at the site entrance.

4.1.7. The tree is in average physiological health, with no evidence of pathological defects or infection which might limit its reasonable future life expectancy. Structurally, it is slightly impaired by the lower section of the trunk exhibiting a significant lean from the vertical below 1.5m; this however progressively corrects above this height up to its crown break at 3.5m. The crown is thus slightly offset from the position of the tree’s base.

4.1.8. At its present dimensions, degree of establishment in its present location, and its likely age, the tree is approaching the upper limit of what can realistically be transplanted with a good chance of successful re-establishment in a new position. However, its size is still within the capacity of one of the larger models of hydraulic vehicle-mounted tree spades available within the UK to extract and replant in its chosen new location, in a single operation. Following liaison with Civic Trees, a tree

⁷ Ibid. 4.5.10.

moving contracting firm specializing in the transplantation of large established specimens and with access to such equipment, we are of the view that the transplantation of the true service tree to a selected location within the landscaped open space area containing other examples of the species, including tree nos. 102 and 104-106 (T10 and T11 of the TPO), can be accomplished with a high level of confidence of success.

4.1.9. Six individual trees and one group which lie wholly or partially within the wooded belt along the southern boundary of the site designated W1 within the TPO are identified for removal. Four of these, however, are category 'U' trees (nos. 233, 315, 317 & 318), and three are category 'C' (nos. 217, 218 and 309), which are situated on the northernmost limit of the wooded belt. These are smaller specimens of low quality and value, and only viewed internally within the site, and consequently their removal will not have a significant impact on the integrity or visual function of the wooded belt as a whole. Similar considerations apply to the group of ash and elder identified as G20, only the southern part of which lies within the boundary of W1 as shown on the TPO plan.

4.1.10. A total of 23 tree groups will be wholly or partially affected by the combination of the detailed and outline proposals, none of which are classified as category 'B', and predominantly constitute indifferent collections of smaller mixed trees and shrubs within the internal areas of the site.

4.1.11. Notwithstanding the tree removals, the most significant trees in terms of visual amenity value, which make the greatest contribution to the character of the local landscape and Conservation Area (see paragraph 2.1.6), will be retained.

4.1.12. Insofar as the felling of the trees and groups identified for removal will represent only a partial alteration to the key arboricultural features of the site, and taking account of the numbers, sizes and locations of the trees to be retained, in our opinion the proposals will result in an impact on views from surrounding public areas,

and on the character and appearance of the Conservation Area, that is of only medium magnitude⁸.

4.1.13. Furthermore, the proposals incorporate considerable replacement landscaping and tree planting, which will mitigate the proposed removals, improve the age class balance of the trees on site, and enhance the local landscape. The establishment of the proposed replacement planting will progressively reduce the magnitude of the impact of the proposed removals on the character and appearance of the site and Conservation Area.

4.2. Pruning.

4.2.1. Two individual trees, and one tree group are to be pruned as specified in **Table 4** above. In terms of impact upon the landscape, the proposed pruning is only minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the site from external viewpoints, and accordingly will not detract from the character or appearance of the Conservation Area.

4.2.2. Following the pruning specified, none of the proposed dwellings will lie within 3m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

4.3. RPA incursions.

4.3.1. Parts of the areas of proposed hard surfacing within the detailed application area are within the RPAs of ten individual trees and two groups, as listed above at **Table 5**. However, these potential impacts can be satisfactorily resolved either by the relevant areas being constructed above existing soil levels (or no deeper than the sub-bases of existing areas of hard surfacing where they are found), or by excavation within these areas being undertaken manually, under the direct control

⁸ Determination of magnitude based on DETR (2000) *Guidance on the Methodology for Multi-Modal Studies*, as modified and extended (text reproduced at **Appendix 2**).

and supervision of an appointed arboricultural consultant, so that any roots encountered can be treated appropriately.

4.3.2. Taking account of the existing topography, and the likely proposed finished levels of these areas, we consider that subject to detailed engineering design, proposed levels will allow for construction of the new or replacement surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, new or replacement surfaces will incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

4.3.3. The necessary precautions to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 4**.

4.4. Future relationship between proposed dwellings and existing trees.

4.4.1. We have made an assessment of whether the trees to be retained will be in harmony with the proposed layout, as noted at section 3.4. In only one case (Mayfield House, one of the existing buildings which is proposed for conversion to residential) do the windows of proposed habitable rooms fall within the shading arcs of closely adjacent retained trees.

4.4.2. Consideration of the orientation of these windows to the positions of the relevant trees indicates that whilst some shading and reduction of light to the windows may be experienced, this is likely to be insufficient to interfere with incoming occupiers' reasonable use or enjoyment of the proposed units, thereby inevitably leading to pressure to fell or severely prune these trees which could not reasonably be resisted by the LPA.

4.4.3. Moreover, the sizes and dispositions of proposed amenity spaces are such that in our assessment they will not be unduly shaded, and will receive reasonable

sunlight and daylight. In our view, their use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

5. PROTECTION OF TREES TO BE RETAINED.

5.1. Protective fencing.

5.1.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837: 2012, Section 6.2, prior to the commencement of construction. This should consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document.

5.1.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

5.1.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

5.1.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

5.2. Ground protection.

5.2.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures

will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837: 2012. The locations where these measures will be required are marked by **pink hatching** on the TPP.

5.2.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

5.2.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking polyethylene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

5.3. Manual excavation within RPAs.

5.3.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, in order to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

5.4. Hard surfaces within RPAs.

5.4.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the

sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837: 2012. The locations where these measures will be required are marked by **red cross-hatching** on the TPP.

6. CONCLUSION.

6.1. Summary.

6.1.1. On the basis of the above considerations we consider the arboricultural impact of this scheme to be only medium, despite the proposed tree removals. The loss of trees would not have a significant or severe impact on the local landscape, or on the Conservation Area, and thus the proposal complies with national planning policy.

6.1.2. The TPP shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in close proximity to, retained trees, as described in the relevant panels on the drawing.

6.1.3. The LPA can readily secure the implementation of and adherence to the measures shown on the TPP by the use of appropriate planning conditions.

6.1.4. Accordingly we conclude that, subject to the above, the proposed development does not constitute any long-term threat to the character or landscape of the Conservation Area, insofar as this is contributed to by trees; and accordingly it complies with national planning policy.

September 2013

Appendix 1
Tree Survey Schedule

SIMON JONES
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ARBORICULTURAL PLANNING
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Tree Survey Schedule

St. Ann's Hospital, Haringey

June 2013

Tree Survey Schedule: Explanatory Notes

St. Ann's Hospital, Haringey

This schedule is based on a tree inspection undertaken by Ben Oates and Jamie Newman of Simon Jones Associates Ltd., on Tuesday the 18th June 2013. Weather conditions at the time were overcast but dry. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. T.P.O. no.

Number assigned to trees in the London Borough of Haringey St. Ann's Hospital, St. Ann's Road, London N15 3TH. Tree Preservation Order 2011, as shown in the TPO, schedule and plan.

3. Species.

'Common names' are given, taken from a variety of reference sources, including but not limited to MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe. Full details are given in the accompanying report. Botanical names are shown in italics.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, to the closest quarter of a metre. In the cases of small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Surviving beyond the typical age range for species

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irreparable physiological or pathological defects, such that there is a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1.

Category U: Trees 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.

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

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

St. Ann's Hospital, Haringey

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1		Elder (<i>Sambucus nigra</i>)	4.5m	100mm	2.3m	0.5m	2m	Young	Average	Indifferent	Multi-stemmed from base; of low quality and landscape value; of short-term potential only.	C (123)
2		Black mulberry (<i>Morus nigra</i>)	8m	470mm @ 1.3m E 510mm @ 1.3m W	5m	1.5m	1.5m	Mature	Average	Indifferent	Growing within the garden of 'Mulberry House' building. Twin stemmed from base; large branch tear out wound at 1.75m on N side of E stem measures 500mm high and 350mm across; W stem leans heavily to S. Canopy of E stem is relatively symmetrical. Of no more than low quality but moderate landscape value; moderate historical cultural value; of long-term potential. Of significant cultural value.	B (23)
3		Firethorn (<i>Pyracantha coccinea</i>)	4.5m	x8 stems 180mm	4m	2.5m	2.5m	Semi-mature	Average	Indifferent	Eight-stemmed; growing in raised planter; causing direct structural damage to planter walls; of low quality and landscape value; of short-term potential only.	C (123)
4		Japanese cherry (<i>Prunus serrulata</i> 'Kanzan')	4m	110mm @ 1m	3m	1.2m	2m	Young	Average	Moderate	Small ornamental tree; recently planted and readily replaceable; of moderate quality but of low landscape value; of medium-term potential.	C (123)
5		Judas tree (<i>Cercis siliquastrum</i>)	6m	185mm 160mm 185mm	2m N 4m E 2.5m S 4m W	2m	2m	Semi-mature	Average	Indifferent	3-stemmed from base; 2 stems with tight compression fork; growing approx. 2.5m south of building; ornamental specimen of low quality and landscape value; of medium-term potential.	C (123)
6		Elder (<i>Sambucus nigra</i>)	4m	160mm	2m	2m	2m	Semi-mature	Below average	Indifferent	Small suppressed specimen; of low quality and landscape value; of short-term potential only.	C (123)
7		Holly (<i>Ilex aquifolium</i>)	7m	195mm	4.5m N 4.5m E 4.5m S 4.5m W	2m	1m	Young	Average	Indifferent	Leaning trunk with 2 sub-dominant lower branches growing up at 45° close to ground level; regularly trimmed into a cone shape with a strip of LED rope lights wrapped around for decoration; of low quality and landscape value; of medium-term potential.	C (123)
8		False acacia (<i>Robinia pseudoacacia</i>)	13.5m	x 8 stems 190mm	5.2m N 7.5m E 6m S 3.4m W	2m	2m	Semi-mature	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; multi-stemmed from base; of low quality but of moderate landscape value; of medium-term potential.	C (2)
9		False acacia (<i>Robinia pseudoacacia</i>)	16m	410mm	6.5m N 4m E 5m S 4.5m W	3m N	3m	Semi-mature	Average	Moderate	Single trunk slightly swept to N; base growing within 2m of underground service inspection chambers; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
10-11		Elder (<i>Sambucus nigra</i>)	6.5m 5.5m	185mm 185mm	2m N 2m E 4m S 1m W	0.5m	0.5m	Mature	Below average	Poor	T10 twin stemmed from base; significant bark wounds; tight compression fork; deadwood; heavily leaning; foliage touching roof of outbuilding; underground service trench running between trees T10-T11; T11 3 stemmed from base; ivy clad; tight compression fork; deadwood; of low quality and landscape value; of short-term potential only.	C (123)
12		False acacia (<i>Robinia pseudoacacia</i>)	8m	110mm	3m	0.3m	0.1m	Young	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; 2 trunks separated by 150mm; mutually drawn up and suppressing each other; of low quality and landscape value; of medium-term potential.	C (123)
13		Sycamore (<i>Acer pseudoplatanus</i>)	15m	455mm (over ivy) @ 1m S 410mm (over ivy) N	5m N 4.8m E 5.6m S 4.5m W	2m	4m	Semi-mature	Average	Poor	Two trees abutting each other at base; mutually suppressing each other; heavily ivy clad; of low quality but of moderate landscape value; of medium-term potential.	C (2)
14		Common hawthorn (<i>Crataegus monogyna</i>)	6.5m	345mm	3m N 3m E 3m S 3m W	2m	1.8m	Semi-mature	Average	Indifferent	Surface root damage with evidence of decay; branch tear out wound at 2m; hollowing and degrading; of low quality and landscape value; but of long-term potential.	C (123)
15		Box elder (<i>Acer negundo</i>)	6.5m	400mm S 400mm N	2m N 5m E 6m S 2m W	2m	2m	Over-Mature	Low	Hazardous	Moribund; in significant, immediate & irreversible overall decline; of low quality and landscape value and of little potential.	U
16		Holm oak (<i>Quercus ilex</i>)	15.5m	615mm (SW) 430mm N	8.5m N 8.1m NE 6.2m E 2.7m SE 7m S 10m W	3m N	3m	Mature	Average	Indifferent	Stout single trunk; dividing into 2 stems at 1.5m; N stem leans heavily; S stem cavity on E side at 3m extending deep into the trunk; S stem divides into 2 stems at approx. 4m at which point there has been a significant tear out wound with large area of exposed degrading timber on W branch; main section of S stem likely to be significantly decayed at that bifurcation; W branch at potential risk of failure onto parked cars beneath and should be pruned for sound arboricultural management reasons; of low quality but moderate landscape value; of long-term potential.	B (2)
17		Black mulberry (<i>Morus nigra</i>)									Tree no longer present.	
18		Sycamore (<i>Acer pseudoplatanus</i>)	14.5m	145mm 175mm 235mm	3.5m N 5m E 5m S 1m W	2.5m SE	2m S	Young	Average	Poor	Three stemmed from base; tight compression fork with evidence of included bark; of low quality; of moderate landscape value and of short-term potential only.	C (2)
19		Sycamore (<i>Acer pseudoplatanus</i>)	14.5m	180mm N 175mm S	3m N 1m E 4.5m S 5.5m W	2.5m W	2m	Young	Average	Indifferent	Twin stemmed from base; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
20		Sycamore (<i>Acer pseudoplatanus</i>)	14m	370mm (over ivy)	4m N 3.5m E 4.8m S 3m W	2.5m W	3m	Semi-mature	Average	Poor	Heavily ivy-covered; tight compression fork with evidence of included bark; of low quality; but of moderate landscape value; of short-term potential.	C (2)
21		Sycamore (<i>Acer pseudoplatanus</i>)									Tree no longer present.	
22		Silver lime (<i>Tilia tomentosa</i>)	10m	285mm	4m N 4.5m E 4.5m S 4m W	2m	0.5m	Semi-mature	Average	Poor	Single trunk dividing into 3 stems at 1.5m; all stems with tight compression fork and included bark; canopy contains numerous tight forks with included bark; of low quality and landscape value; of short-term potential only.	C (123)
23		Common hawthorn (<i>Crataegus monogyna</i>)	7.5m	270mm (over ivy)	4m N 4m E 4m S 4m W	2m	0.5m	Young	Average	Indifferent	Heavily ivy-covered; suppressed specimen; of low quality and landscape value; of short-term potential only.	C (123)
24		Scarlet thorn (<i>Crataegus pedicellata</i>)	3.8m	x 4 stems 75mm	2m N 1m E 2m S 2m W	2m	2m	Young	Average	Indifferent	Rare species; multiple stems growing from stump of felled tree; of low quality (due to indifferent structure) and of low landscape value, but of significant cultural value due to rarity; of medium-term potential.	B (3)
25		Horse chestnut (<i>Aesculus hippocastanum</i>)									Tree no longer present.	
26		Horse chestnut (<i>Aesculus hippocastanum</i>)	10m	185mm S 240mm N	3m N 3m E 3m S 3m W	3m	3m	Young	Average	Poor	Twin stemmed from base; tight compression fork; sub dominant S; dominant N; ivy covered; readily visible from the road; of low quality but of moderate landscape value; of medium-term potential.	C (123)
27		Ash (<i>Fraxinus excelsior</i>)	7.5m	165mm	1.5m N 1.5m E 1.5m S 1.5m W	3m	3m	Young	Average	Moderate	Recently planted and readily replaceable; of moderate quality but of low landscape value; but of long-term potential.	C (123)
28		English elm (<i>Ulmus procera</i>)									Tree no longer present.	
29		Silver birch (<i>Betula pendula</i>)	6.5m	130mm S 125mm N	2.5m N 2m E 1m S 2.5m W	1.2m	1.2m	Young	Below average	Poor	Twin stemmed from base with tight compression fork; 1.5m from underground drainage inspection chamber; very sparsely foliated; of low quality but of moderate landscape value; of medium-term potential.	C (2)
30		Silver birch (<i>Betula pendula</i>)	6m	125mm	2.5m N 2m E 1m S 2.5m W	3m	1m	Young	Average	Moderate	Small suppressed specimen; of low quality but of moderate landscape value; of medium-term potential.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
31		Silver birch (<i>Betula pendula</i>)	10.5m	285mm	2m N 4.5m E 2.5m S 2m W	3m	1.2m	Semi-mature	Average	Moderate	Asymmetrical crown as suppressed by adjacent specimens; of low quality but of moderate landscape value; of medium-term potential.	C (123)
32		Wild cherry (<i>Prunus avium</i>)	5m	250mm (over ivy)	4m N 3m E 4m S 3m W	2m	1.5m	Semi-mature	Average	Poor	Heavily ivy-covered; crown touching adjacent building; of low quality and landscape value; of medium-term potential.	C (123)
33		Holly (<i>Ilex aquifolium</i>)	5m	160mm	1.5m	0m	0m	Young	Average	Indifferent	Of low level screening value only; of moderate quality but of low landscape value; but of long-term potential.	C (123)
34		Silver birch (<i>Betula pendula</i>)	10.5m	165mm	2m	2m	2m	Young	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; heavily ivy-covered; of low quality and landscape value; of medium-term potential.	C (123)
35		Hybrid black poplar (<i>Populus X canadensis</i>)									Tree no longer present.	
36		Hybrid black poplar (<i>Populus X canadensis</i>)									Tree no longer present.	
37		Norway maple (<i>Acer platanoides</i>)	6m	100mm	1.5m	4.5m	4.5m	Young	Average	Moderate	Recently planted and readily replaceable; of moderate quality but of low landscape value; but of long-term potential.	C (123)
38		Hybrid black poplar (<i>Populus X canadensis</i>)	17m	900mm	6.5m	4m	4m	Mature	Average	Poor	Single vertical trunk dividing into 2 stems at approx. 2.5m; pollarded at 9m with approx. 8m of re-growth; of low quality but of moderate landscape value; of medium-term potential.	C (123)
39		Hybrid black poplar (<i>Populus X canadensis</i>)	18m	1030mm	6.5m	3m	3m	Mature	Average	Poor	Single vertical trunk; large wound on SE at approx. 1.5m with exposed degrading timber and oozing slime; pollarded at 9m with approx. 8m re-growth; of low quality but of moderate landscape value; of medium-term potential.	C (123)
40		Ash (<i>Fraxinus excelsior</i>)	5m	100mm	1.5m	2.5m	2.5m	Young	Average	Poor	Small self seeded specimen abutting boundary wall; of low quality and landscape value; of short-term potential only.	C (123)
41-42		Various	6m 5.5m	90mm 80mm	1.3m	3m	3m	Young	Average	Indifferent	Species include Ash and English oak; mutually drawn up and suppressing each other; of low quality and landscape value, but of long-term potential.	C (123)
43		Hybrid black poplar (<i>Populus X canadensis</i>)	13m	850mm	3m	1m	1m	Mature	Below average	Poor	Single trunk covered in epicormic growth; topped at 9-10m; single season's re-growth; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
44		Holm oak (<i>Quercus ilex</i>)	9.2m	280mm N 390mm S	4.5m N 6m E 4.5m S 5.5m W	3m S	1.4m	Semi-mature	Average	Good	Good form and structure; no significant defects noted; single trunk; small cavity with internal hollow; dividing into 2 stems at approx. 1m; obscured in views from surrounding public places due to the presence of other trees; of moderate quality, of low landscape value, but of long-term potential.	C (1)
45		Common hawthorn (<i>Crataegus monogyna</i>)	5m	100mm	1.5m	1.2m	1.2m	Young	Below average	Indifferent	Rabbit burrow on E undermining root plate; of low quality and landscape value; of short-term potential only.	C (123)
46		Common hawthorn (<i>Crataegus monogyna</i>)									Tree no longer present.	
47		Ash (<i>Fraxinus excelsior</i>)	8m	135mm	2.5m	2m	2m	Young	Average	Moderate	Of moderate quality, but currently of low value due to small size; of moderate quality but of low landscape value; but of long-term potential.	C (123)
48		Silver birch (<i>Betula pendula</i>)	14m	240mm W 175mm N 255mm W	5.9m N 5.3m E 4.4m S 4.3m W	1.5m	1.5m	Mature	Average	Indifferent	Three stemmed from base; crown touching adjacent building; of moderate quality but of low landscape value; of medium-term potential.	C (123)
49		Silver birch (<i>Betula pendula</i>)	13m	250mm	3m	1m	1m	Semi-mature	Average	Moderate	Basal suckers; single stem; conical form; of moderate quality but low value; of medium-term potential.	C (1)
50		Horse chestnut (<i>Aesculus hippocastanum</i>)	9.5m	225mm	4m	2.5m	2.5m	Semi-mature	Average	Good	Of moderate quality, but currently of low value due to small size; but of long-term potential.	C (1)
51		Wild cherry (<i>Prunus avium</i>)	9m	285mm	6m	1.5m	1.5m	Semi-mature	Average	Good	Of moderate quality, but currently of low value due to small size; of medium-term potential.	C (1)
52		Crab apple (<i>Malus sylvestris</i>)	4m	150mm	2.5m	1.5m	1.5m	Young	Average	Moderate	Small ornamental tree; of moderate quality but of low landscape value; of medium-term potential.	C (123)
53-54		Scarlet thorn (<i>Crataegus pedicellata</i>)	3.5m	100mm 90mm	2.2m	1.5m	1.5m	Semi-mature	Average	Moderate	Rare species; of moderate quality but of low landscape value, of significant cultural value; of long-term potential.	B (13)
55		Honey locust (<i>Gleditsia triacanthos</i>)	9m	250mm	5m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; of medium-term potential.	C (123)
56		Norway maple (<i>Acer platanoides</i>)	6m	165mm	2m	4m	4m	Young	Average	Poor	Fence post occluded into crown at 2.5m causing significant wound; remaining 2 stems have tight compression forks at 2.5m; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
57		Wild cherry (<i>Prunus avium</i>)	9m	350mm	6m	2m	2m	Semi-mature	Average	Moderate	Single trunk with low branching crown; foliage touching adjacent building; of moderate quality but of low landscape value; of medium-term potential.	C (123)
58		Holm oak (<i>Quercus ilex</i>)	5m	150mm	2.2m	2m	2m	Young	Average	Indifferent	Tree conferring no significantly greater value on group in which it stands; of low quality and landscape value, but of long-term potential.	C (123)
59		Sycamore (<i>Acer pseudoplatanus</i>)	6.5m	120mm	3m N 3m E 3m S 3m W	2.5m	2m	Young	Average	Indifferent	Small self-seeded specimen; of low quality and landscape value, but of long-term potential.	C (123)
60		Sycamore (<i>Acer pseudoplatanus</i>)	17m	445mm	3.9m N 7.7m E 6.5m S 4.4m W	3m	2m	Semi-mature	Average	Good	Single trunk slightly swept to the SE; foliage touching adjacent building; divides into 2 stems at approx. 4m; can be glimpsed in views from the road; of moderate quality and landscape value; of long-term potential.	B (12)
61		Wild cherry (<i>Prunus avium</i>)	7m	200mm	4m N 4m E 4m S 4m W	3m	2m	Young	Average	Moderate	Of moderate quality, but currently of low value due to small size; of medium-term potential.	C (123)
62		Wild cherry (<i>Prunus avium</i>)	8m	270mm (over ivy)	5.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Unsuitable specimen for its particular setting; crown touching adjacent building; of low quality and landscape value; of medium-term potential.	C (123)
63		Holly (<i>Ilex aquifolium</i>)	9.5m	260mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; of low quality and landscape value, but of long-term potential.	C (123)
64		Honey locust (<i>Gleditsia triacanthos</i>)	8.5m	275mm	5m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; of moderate quality but of low landscape value; of medium-term potential.	C (1)
65	T3	Spotted thorn (<i>Crataegus punctata</i>)	7.7m	715mm	7.1m N 7m E 6.5m S 8.1m W	2.5m SW	0.5m	Veteran	Average	Poor	Rare species; very large individual of the species, likely to be one of the original trees planted on site dating from the 1900's; extensive heartwood decay in the main branches with hollow cavities being used by a grey squirrel as a drey; outer branch tips on N and E brushing up against adjacent building; there are a few split branches with potential to break; of low quality; of moderate landscape and significant cultural value due to rarity, but of short-term potential only.	B (23)
66		Goat willow (<i>Salix caprea</i>)	7m	x6 stems 130mm	4.3m N 4.5m E 4.3m S 4.5m W	1.2m	1m	Young	Average	Indifferent	Growing in a dwarf walled raised bed; causing direct structural damage to dwarf wall; of low quality and landscape value; of less than ten years potential due to current location (likely to be removed within ten years as causing damage to wall).	U
67		Holly (<i>Ilex aquifolium</i>)	6m	150mm	1.5m	0m	0m	Semi-mature	Average	Good	Small ornamental tree; of moderate quality but of low landscape value; but of long-term potential.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
68		Apple (<i>Malus domestica</i>)	8m	440mm @250mm	3.5m	1.5m	1.5m	Semi-mature	Average	Indifferent	Domestic fruit tree; of low quality and landscape value; of medium-term potential.	C (123)
69		Butterfly bush (<i>Buddleja davidii</i>)	4.5m	255mm @500mm	3.5m	1.7m	1.7m	Mature	Average	Moderate	Small ornamental tree; of moderate quality but of low landscape value; of short-term potential only.	C (1)
70		Japanese cherry (<i>Prunus serrulata</i>)	4m	75mm	2.5m	1.8m	1.8m	Young	Average	Indifferent	Small ornamental tree; of low quality and landscape value; of medium-term potential.	C (123)
71		Japanese cherry (<i>Prunus serrulata</i>)	5.5m	125mm	2.5m	1.8m	1.8m	Young	Average	Poor	Slightly leaning trunk; small ornamental tree; of low quality and landscape value; of medium-term potential.	C (123)
72		Yunnan osmanthus (<i>Osmanthus yunnanensis</i>)	4.5m	170mm	3m	0.5m	0.5m	Young	Average	Indifferent	Small ornamental tree; of moderate quality but of low landscape value; of medium-term potential.	C (123)
73		Ash (<i>Fraxinus excelsior</i>)	15.7m	320mm (over ivy)	2.9m N 5.1m E 4.6m S 5.5m W	4m	4m	Semi-mature	Average	Moderate	Single vertical trunk dividing into 2 stems at approx. 3.5m slight covering of ivy; slight asymmetric crown; of moderate quality but of low landscape value; but of long-term potential.	C (123)
74		Common hawthorn (<i>Crataegus monogyna</i>)	6m	220mm @250mm	3m	1.5m	1.5m	Semi-mature	Average	Moderate	Small ornamental tree; of moderate quality but of low landscape value; but of long-term potential.	C (123)
75		Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	4.5m	80mm	2m	0m	0m	Young	Average	Poor	Basal shoots growing from a decaying stump; of low quality and landscape value; of short-term potential only.	C (123)
76		Ash (<i>Fraxinus excelsior</i>)									Tree no longer present.	
77-78		Myrobalan plum (<i>Prunus cerasifera</i>)	5.5m	200mm 145mm	0.5m N 2.5m E 4.5m S 2.5m W from #78	1.5m W	2m	Semi-mature	Average	Poor	Domestic fruit trees; unremarkable trees of very limited merit; of low quality, of low landscape value, and of short-term potential only.	C (123)
79-80		Purple plum (<i>Prunus cerasifera</i> 'Pissardii')	6.5m 6.8m	385mm 250mm	8.7m N 4.6m E 3.1m S 2.5m W	1.5m	1.5m	Mature	Average	Poor	Of low quality, of low landscape value, and of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
81		Crab apple (<i>Malus X robusta</i> 'Butterball')	6.5m	255mm	3.4m N 4.1m E 4m S 3m W	1.5m N	2m	Semi-mature	Average	Indifferent	Small ornamental tree; of low quality, of low landscape value, but of medium-term potential.	C (123)
82		Holly (<i>Ilex aquifolium</i>)	4m	185mm	1m	0m	0m	Young	Average	Poor	Tight compression fork with evidence of included bark; of low quality and landscape value; of short-term potential only.	C (123)
83		Box elder (<i>Acer negundo</i>)	10m	495mm @1m	6.6m N 4.8m E 5.4m S 6m W	2.3m	2.3m	Semi-mature	Low	Poor	Above average dead wood in crown; of low quality and landscape value; of short-term potential only.	C (123)
84		Wild cherry (<i>Prunus avium</i>)	11.5m	400mm	4.8m N 4m E 5.3m S 3.4m W	3m E	2m	Semi-mature	Average	Indifferent	Asymmetric crown due to proximity of adjacent building; of moderate quality but of low landscape value; of medium-term potential.	C (123)
85		Horse chestnut (<i>Aesculus hippocastanum</i>)	10.5m	235mm 215mm 360mm	3.7m N 4.7m E 5.4m S 4.5m W	3m	2m	Semi-mature	Average	Poor	Single stem bifurcates at 0.5m with tight compression fork; 2 stems further bifurcate at 1m and 1.5m with further tight compression forks and included bark; of low quality but of moderate landscape value; of long-term potential.	C (2)
86		Horse chestnut (<i>Aesculus hippocastanum</i>)	15.7m	830mm	8m N 6.6m E 5.2m S 7m W	4m N, S	2m	Mature	Average	Indifferent	Single trunk leaning to E; branch core cavity W at 1.8m leaking significant quantities of slime and ooze. Historic low branch removal on S side at 2m. Large diameter wound approx. 300mm diameter. Some tight compression forks in crown; of no more than moderate quality but of moderate landscape value; of medium-term potential.	B (12)
87		Horse chestnut (<i>Aesculus hippocastanum</i>)	11m	530mm	0.6m N 7.6m E 4.5m S 6.8m W	4m E	2m	Semi-mature	Average	Indifferent	Single vertical trunk dividing into 2 stems at approx. 4m; asymmetric crown due to proximity of T86; of low quality and landscape value; but of long-term potential.	C (123)
88	T6	True service tree (<i>Sorbus domestica</i>)	10m	260mm	5m	3m S	1.8m	Semi-mature	Average	Good	Rare species; domestic fruit tree; of high quality, of moderate landscape value and of significant cultural value; of long-term potential.	B (13)
89		Bay (<i>Laurus nobilis</i>)	8m	150mm 150mm 215mm 215mm	3m N 4m E 3.5m S 4.5m W	0m	0m	Young	Average	Poor	Overgrown bush; heavily leaning stems; recently topped; of low quality and landscape value; of short-term potential only.	C (123)
90		Common pear (<i>Pyrus communis</i>)	7.5m	180mm	3m N 2.5m E 2m S 3m W	2m	2m	Young	Average	Poor	Domestic fruit tree; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
91		Common pear (<i>Pyrus communis</i>)	9m	600mm	4m N 45m E 6m S 4m W	2m	2m	Mature	Average	Poor	Domestic fruit tree; of low quality and landscape value; of medium-term potential.	C (123)
92-93		Holly (<i>Ilex aquifolium</i>)	4.5m 4m	285mm 125mm 150mm 130mm	2m	1.5m	1m	Mature	Average	Indifferent	Small ornamental tree; of low quality and landscape value, but of long-term potential.	C (123)
94		Sycamore (<i>Acer pseudoplatanus</i>)	6.5m	x 6 stems 110mm	3m N 3.5m E 3m S 3.5m W	2m W	1.5m	Young	Below average	Poor	Multi-stemmed sycamore; tight compression forks; dead stems; of low quality and landscape value; of short-term potential only.	C (123)
95		Yew (<i>Taxus baccata</i>)	3m	450mm	3.5m	0m	0m	Semi-mature	Average	Poor	Topped at 3m and managed as a disk-shaped bush; of low quality and landscape value, but of long-term potential.	C (123)
96		English oak (<i>Quercus robur</i>)	16.8m	600mm	8m N 8m E 7.5m S 7.5m W	2.5m SW	0.5m	Semi-mature	Average	Good	Single vertical trunk; first primary branches arising at 2.5m; good branch arrangement; no obvious signs of any significant defects; of high quality and moderate value; of long-term potential.	B (12)
97		Black mulberry (<i>Morus nigra</i>)	8m	410mm @ 1m	5.7m N 6.3m E 4m S 3.6m W	1m	2m	Semi-mature	Average	Poor	Partially uprooted; propped up with small timber A-frame; significant bark damage; dead branch on west side; of low quality, but of moderate landscape value and significant cultural value; of medium-term potential.	B (23)
98		Wild cherry (<i>Prunus avium</i>)	9m	205mm 180mm	3m N 3m E 5m S 4m W	3m	1.5m	Mature	Average	Poor	Twin-stemmed from 1m; tight compression fork with evidence of included bark; of low quality, of low landscape value, and of short-term potential only.	C (123)
99		Wild cherry (<i>Prunus avium</i>)	6m	140mm 180mm	4m N 2.5m E 0m S 4m W	2m	2m	Semi-mature	Average	Indifferent	Twin-stemmed from 1m; asymmetrical crown as suppressed by adjacent specimens; of low quality, of low landscape value, but of medium-term potential.	C (123)
100		Horse chestnut (<i>Aesculus hippocastanum</i>)	16m	790mm N 660mm S	7m N 4.4m E 10.5m S 8.6m W	2.5m	2m	Mature	Average	Indifferent	Trunk divides into two stems at ground level; N stem dominant; S stem sub-dominant; S stem leans heavily to S; both N and S bifurcate at between 2-3m; surface root damage caused by lawn mowers; of no more than moderate quality due to indifferent structure and of moderate value; of medium term potential.	B (12)
101		Sycamore (<i>Acer pseudoplatanus</i>)	8m	140mm 150mm 150mm 120mm	3.3m	2m	1.5m	Semi-mature	Average	Indifferent	Three stemmed from base; tight compression fork with evidence of included bark; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
102	T10	True service tree (<i>Sorbus domestica</i>)	9m	155mm	3m N 4m E 3.5m S 2.7m W	2.5m S	1.5m	Semi-mature	Average	Indifferent	Rare species; slightly leaning trunk; of typical form and structure for species; only readily viewed internally to site; of moderate quality, of significant cultural value but of low landscape value; of medium-term potential.	B (13)
103		Common privet (<i>Ligustrum vulgare</i>)	3m	80mm 75mm 75mm	2.7m	2m	1.5m	Young	Average	Indifferent	Three stemmed from base; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
104-106	T11	True service tree (<i>Sorbus domestica</i>)	8.5m 8.5m 6.5m	255mm 180mm 130mm	4.7m N 4.3m E 4.1m S 3.2m W	3m NE	1.6m	Young	Average	Indifferent	Rare species; group of three trees. T104 and T105 single-stemmed; mutually suppressed crowns; T106 is a small self-seeded sapling or root sucker with a heavy lean to the NE; trees of moderate quality and landscape value of significant cultural value; of medium-term potential.	B (123)
107		True service tree (<i>Sorbus domestica</i>)	13m	495mm	4.5m N 2.4m E 4m S 7.1m W	2.5m W	1.75m	Semi-mature	Below average	Poor	Small mass of degraded and unidentifiable fungal fruiting bodies at base of trunk on W side. Area of exposed heartwood with an non-occluded wound on W side from base to 0.5m, slight depression in the bark directly surrounding area of fungi (indicates likely internal decay). Bifurcates into co-dominant stems NE/SW, tight compression fork with included bark; above average epicormic growth within the main scaffold of the stems if compared with higher crown (indicative of physiological dysfunction). Of low quality but moderate landscape value; of significant cultural value. Of less than ten years potential.	U
108		True service tree (<i>Sorbus domestica</i>)									Tree no longer present.	
109		Sycamore (<i>Acer pseudoplatanus</i>)	10m	225mm 180mm 170mm 120mm	3.8m	2.5m SW	2m	Semi-mature	Average	Indifferent	Four stemmed from base; tight compression forks with evidence of included bark; mutually drawn up stems suppressing each other; of low quality and landscape value; of short-term potential only.	C (123)
110	T12	True service tree (<i>Sorbus domestica</i>)	9.5m	190mm 190mm 150mm 120mm	4.1m N 5.7m E 4.6m S 4m W	2.2m E	1.5m	Semi-mature	Average	Indifferent	Rare species. Four stemmed from base; of typical form and structure for species; only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential. Of significant cultural value.	B (13)
111		Elder (<i>Sambucus nigra</i>)									Tree no longer present.	
112		London plane (<i>Platanus X hispanica</i>)	15m	540mm	7m N 5.4m E 6m S 8.1m W	2.5m W 3m E	2m	Semi-mature	Below average	Moderate	Stout vertical trunk with normal taper; broad dominant canopy typical of species; unions appear sound; very sparsely foliated with necrotic dead leaves scattered throughout; consistent with Plane anthracnose <i>Gnomonia platani</i> (tree may recover during the summer); scattered dead twigs throughout crown, none of which are large enough to cause injury. A significant arboricultural feature in this area of the site as can be readily viewed from the main road to the NW. Of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
113		Apple (<i>Malus domestica</i>)	5m	240mm	3.5m	0.5m	1.2m S 1.2m W 1.2m E 3m N	Semi-mature	Average	Indifferent	Domestic fruit tree; of moderate quality but of low landscape value; of medium-term potential.	C (123)
114-115		European barberry (<i>Berberis vulgaris</i>)	5.5m	200mm 210mm	1.5m N 3m E 4m S 3m W	1.2m	1.75m N 0m S	Semi-mature	Average	Indifferent	Ornamental shrubs of only low-level screening value; of low quality and landscape value; of short-term potential only.	C (123)
116		Ash (<i>Fraxinus excelsior</i>)	16m	495mm SE 520mm N 410mm W	8m N 7.25m E 6.5m S 8m W	6m N 6m E 3m SE 6m S 6m W	6m N 6m E 3m SE 6m S 6m W	Mature	Average	Indifferent	Prolific buttress roots on all sides; three-stemmed from 1.25m, co-dominants orientated N, W and SE, tight compression forks between all three with much reaction growth between the W and SE stem, N and W stems are more vertical with the N stem being the most dominant, SE stem leans heavily to the SE and makes up the lower canopy on this side; tree has relatively recently heavily reduced to 14m in height; each end branch has 2.5m length of growth up to 30mm diameter at most. Above average epicormic growth throughout main scaffold limbs. Readily visible from St Ann's Road to the N and one of the main arboricultural features in this area of the site. Of moderate quality and landscape value; but of no more than medium-term potential.	B (12)
117		Common lime (<i>Tilia X europaea</i>)	15.5m	525mm	6.1m N 3.7m E 5.3m S 5.4m W	3m N	2.5m	Mature	Below average	Moderate	Single vertical trunk with normal taper; main crown break from 5m; relatively compact canopy, slightly asymmetrical as suppressed by adjacent tree to the E; structurally appears sound; dieback in the top of the canopy with several significant branches in the top that are dead; of moderate quality and landscape value; of medium-term potential.	B (12)
118		Common lime (<i>Tilia X europaea</i>)	15.5m	535mm	4m N 5.5m E 5.4m S 4.3m W	4m NE	2m	Mature	Below average	Moderate	Single vertical trunk of normal taper; compact crown; above average dieback in the top of the crown; of moderate quality and landscape value; of medium-term potential.	B (12)
119		Common lime (<i>Tilia X europaea</i>)	17m	640mm	6.5m N 7.1m NE 6.1m E 4.7m S 4.7m W	2m	2m	Mature	Below average	Indifferent	Single trunk with heavy lean to the NE; bifurcates at 3.5m into co-dominant stems E and W; W stem is the more vertical, E stem is at a lean to the NE, union appears sound; some dieback within the upper canopy and on the S side there are some larger diameter stems of up to 100mm which have died completely, and the lowest branch on the N side which overhangs the adjacent footway, has died completely, this is approximately 150mm in diameter and 4m in length; leaves high within the crown appear slightly smaller than those lower down. Of no more than moderate quality due to indifferent structure and below average physiology, however may recover and still a dominant feature in this area of the site, readily viewed from St Ann's Road to the N and from distances along the adjacent road which runs directly to N. Of moderate quality and landscape value; of medium-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
120		Lombardy poplar (<i>Populus nigra 'Italica'</i>)	17m	385mm	2.7m	4m S	2m	Semi-mature	Average	Indifferent	Single-stemmed; bifurcates at 6m into co-dominant stems orientated N and S, tight fork with included bark; mutually drawn-up stems; in an exposed position to the prevailing winds, bus shelter directly adjacent to the NE. Unsuitable species for its present location due to proximity of adjacent road and a species with a high propensity of fork failure. of low quality but of moderate landscape value; of short-term potential only.	C (123)
121		Red horse chestnut (<i>Aesculus X carnea</i>)	7m	210mm 250mm	4.3m	1.2m	1.2m	Young	Below average	Indifferent	Twin-stemmed from base. Co-dominant stems E and W; significant canker on E stem at 3m with exposed heartwood approximately 300mm in diameter, stem at this point is approximately 180mm in diameter. Of only low level screening value; of low quality and of short-term potential only.	C (123)
122		Lombardy poplar (<i>Populus nigra 'Italica'</i>)	19.5m	870mm @250mm	5.3m	3m	3m	Mature	Below average	Indifferent	Multi-stemmed from between 1.75m and 2.5m; three co-dominant stems, several sub-dominant stems; co-dominant stems are orientated N, E and SE, tight compression forks with included bark; mutually drawn-up stems; NE stem bifurcates at 5m, dominant stem to the N, sub-dominant to the SE; all stems are drawn-up in nature and in a wind exposed position; appears to have been originally topped at approximately 14m now with small diameter re-growth of up to 60mm in diameter. Some die back on branches especially in lower crown on NE quadrant; above average epicormic growth and deadwood throughout. of low quality but of moderate landscape value; of short-term potential only.	C (123)
123		Sweet chestnut (<i>Castanea sativa</i>)	4.5m	320mm	3.5m	1.5m	1.5m	Semi-mature	Low	Poor	Previously twin-stemmed from base; SE stem has been removed; necrotic bark on N side of stem; previously topped at 3.5m; prolific epicormic growth surrounding stump of trunk previously removed. Unlikely to be retained for more than ten years for safety reasons.	U
124		Sycamore (<i>Acer pseudoplatanus</i>)	15m	Est. 450mm 450mm	7.6m	2.5m S, W	2m	Mature	Average	Poor	Twin-stemmed from base, co-dominant stems E and W, very tight compression fork with included bark and pressed together to 1.5m in height from ground level, both stems have asymmetrical crowns weighted in their respective directions. Borderline Category R as has a very poor union. of low quality but of moderate landscape value; of short-term potential only.	C (123)
125		Black mulberry (<i>Morus nigra</i>)	5m	360mm (over ivy) 370mm (over ivy)	4.5m N 3.2m E 3.4m S 4.5m W	2m	3m	Semi-mature	Below average	Hazardous	Heavily ivy covered trunk; twin-stemmed from base, S stem measures 370mm, N stem is inaccessible due to heavy ivy, orientated N and S, N stem is vertical, S stem has a heavy lean to the S and has already partially failed at the union on its upper side with a crack going into the vertical stem, unlikely to last beyond ten years; lower crown is heavily suppressed from the ivy; both stems liable to failure (however recently reduced in height). Of low quality but moderate landscape and significant cultural value; but of little potential.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
126		Sycamore (<i>Acer pseudoplatanus</i>)	16m	340mm (over ivy)	6m N 2.2m E 9m S 3m W	3m S	4m 2m S	Semi-mature	Average	Indifferent	Single slightly leaning trunk; ivy clad from base to 3m; asymmetrical crown due to suppression by adjacent specimen; of low quality but of moderate landscape value; of medium-term potential.	C (2)
127		Sycamore (<i>Acer pseudoplatanus</i>)	15m	340mm (over ivy)	5m N 5.7m E 4.8m S 4.8m W	4m S	4m	Semi-mature	Average	Moderate	Heavily ivy clad at base so unable to fully view base of trunk; single vertical trunk with normal taper; crown break from 5m; originally topped or pollarded at 9m on the main stem where several small diameter branches extending vertically from these points of up to 80mm in diameter. Of moderate value as readily viewed from adjacent road. Retention would be desirable as a significant boundary tree. Of moderate quality and landscape value; of medium-term potential.	B (12)
128		Horse chestnut (<i>Aesculus hippocastanum</i>)	19m	1065mm	8.7m N 6.4m E 7.5m S 8.8m W	4m N	4m	Mature	Average	Indifferent	Twin-stemmed from 3m, co-dominant stems orientated N and S, have grafted together just above the union at approximately 3.5m resulting in a gap between the unions at their point of origin with a graft point above, union appears broad and sound; both stems have been originally pollarded at 10m, now with re-growth of up to 250mm in diameter, all unions appear sound; no significant signs of dieback at the old pollard points. Therefore tree of no more than moderate quality due to previous pollarding and indifferent structure but of high value as a significant arboricultural feature in the street scene. Starting to defoliate due to infection with horse chestnut leaf miner. Of moderate quality and landscape value; of long-term potential.	B (12)
129		Horse chestnut (<i>Aesculus hippocastanum</i>)	19m	Est. 860mm	8.7m N 7m E 9.7m S 5.5m W	3.5m S	3m	Mature	Average	Indifferent	Trunk diameter estimated as cannot access full circumference of trunk due to proximity of fence to N. Single vertical trunk; main fork at 4.5m, dominant stem vertical and two large sub-dominant stems NE and E, union of most E stem is tight with some included bark and a slight depression in the trunk just below this E stem; tree has originally been pollarded at 8m, now with re-growth of up to 300mm in diameter. Of no more than moderate quality due to indifferent structure due to pollarding management however a significant feature in the street scene. Of moderate quality and landscape value; of long-term potential.	B (12)
130		Wild cherry (<i>Prunus avium</i>)	13.5m	500mm	8.2m N 6.9m E 6.5m S 5.7m W	4.5m	4.5m	Mature	Below average	Moderate	Single vertical trunk with normal taper; bird box on E side at 4m; no structural defects noted however is sparsely foliated with dieback at the very top of the crown, possible premature defoliation. Significant feature in this area of the site. However, off-site views are limited by adjacent building to the NW, horse chestnuts to the N and cherries to the E. Of moderate quality and landscape value; of medium-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
131		Copper beech (<i>Fagus sylvatica</i> ' <i>Purpurea</i> ')	16m	540mm	4.9m N 6.2m E 6.8m S 5.1m W	4.5m N	4m N 1.7m E 4m S 1.7m SW 4m W	Semi-mature	Average	Moderate	Single vertical trunk; trifurcates at 4m into dominant stem central, smaller sub-dominant stems to N and larger sub-dominant stem to the S; unions appear sound; slightly asymmetrical crown as suppressed by adjacent English oak to the W. A key component of the group in which it stands, a significant arboricultural feature in this area of the site. of moderate quality and landscape value; of long-term potential.	B (12)
132		English oak (<i>Quercus robur</i>)	16m	750mm (over ivy)	7.8m N 11.1m NE 4.6m E 7.4m S 9.2m W	3m N 4m E 6m S 5m W	1.5m N 4m E 6m S 5m W	Mature	Average	Indifferent	Heavily ivy covered; forks at 3m; a non-occluded pruning wound at just below the union on the W side at 2.5m measures 300mm across, 400mm vertically, good surrounding woundwood on the sides and the top, less so underneath, exposed heartwood feels solid; some decay evident inwards to the trunk, unable to fully determine extent; sub-dominant stem heavily leaning to the N, dominant stem leans slightly to the S; forks again at 4m with a more dominant vertical stem; previously failed hazard beam at 7.m above ground level on the E side, originating from the more dominant stem on the S stem. The failed stem is resting in lower branches and not at immediate risk of failure, however is likely to be putting stress on the lower branches. Any pruning works should take account the potential for bats within the split. Asymmetrical crown as suppressed by adjacent beech to the E; a significant arboricultural feature in this area of the site. Of moderate quality and landscape value; of long-term potential.	B (12)
133		Ash (<i>Fraxinus excelsior</i>)	9m	300mm (over ivy) N 310mm S	5m	3m S	2m	Young	Average	Indifferent	Twin-stemmed from base; ivy covered; union obscured from view by ivy; premature defoliation within the crown. Only readily viewed internally to site. of low quality and landscape value; of short-term potential only.	C (123)
134		Raywood ash (<i>Fraxinus angustifolia</i> ' <i>Raywood</i> ')	9.5m	210mm	4m	3.5m	2m	Young	Average	Moderate	Small tree, only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential.	C (123)
135-136		Sycamore (<i>Acer pseudoplatanus</i>)	12m	270mm 190mm	5m N 3.6m E 4.3m S 3.8m W	2.5m	2.5m	Young	Average	Indifferent	Of only low-level screening value; of moderate quality but of medium-term potential.	C (123)
137		Horse chestnut (<i>Aesculus hippocastanum</i>)	11m	300mm	3.6m N 3.6m E 3.4m S 1m W	2.5m	2.5m	Semi-mature	Average	Moderate	Asymmetrical crown due to suppression by adjacent specimen; of moderate quality but of low landscape value; of medium-term potential.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
138		Sycamore (<i>Acer pseudoplatanus</i>)	14m	420mm 430mm	5.6m	4m	4m	Semi-mature	Average	Poor	Twin-stemmed from base, orientated E and W; tight compression fork with evidence of included bark; E stem bifurcates at 12.75m into two co-dominant stems, tightly pressed together for at least 1.5m; W stem trifurcates at 2m into co-dominant stems with tight compression forks, results in a seven-stemmed tree of mutually drawn-up stems with tight compression forks at risk of future failure, although has some screening benefit in this corner of the site. Is a tree of poor quality but of moderate value and of short-term potential only.	C (123)
139		Ash (<i>Fraxinus excelsior</i>)	5m	120mm	3m	2.5m	1.5m	Young	Average	Moderate	Small tree, only readily viewed internally to site; of moderate quality but of low landscape value; but of long-term potential.	C (123)
140		Raywood ash (<i>Fraxinus angustifolia</i> 'Raywood')	8.5m	260mm (over ivy)	3.3m	2.5m	2.5m	Semi-mature	Average	Indifferent	Heavily ivy-covered; small tree, only readily viewed internally to site; of moderate quality but of low landscape value; of short-term potential only.	C (123)
141		False acacia (<i>Robinia pseudoacacia</i>)	10m	230mm (over ivy)	3.7m	2.5m	1.5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; of medium-term potential.	C (123)
142		Sycamore (<i>Acer pseudoplatanus</i>)	8m	220mm (over ivy)	3m	2.5m	2m	Semi-mature	Below average	Indifferent	Heavily ivy-covered; small suppressed specimen; of low quality and landscape value; of short-term potential only.	C (123)
143		Ash (<i>Fraxinus excelsior</i>)	9.5m	300mm	4m	2.5m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size, but of long-term potential.	C (123)
144		Ash (<i>Fraxinus excelsior</i>)	8m	350mm (over ivy)	5m	2.5m	1.5m	Semi-mature	Average	Indifferent	Heavily ivy-covered; small tree, only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential.	C (123)
145		Turkey oak (<i>Quercus cerris</i>)	4m	100mm	2.5m	0.5m	1m	Young	Average	Moderate	Recently planted and readily replaceable; of moderate quality but of low landscape value; but of long-term potential.	C (123)
146		Wild service tree (<i>Sorbus torminalis</i>)	4.5m	135mm	2.6m	2m	2.7m	Young	Below average	Moderate	Rare specimen; of typical form and structure for species; small tree, only readily viewed internally to site. Bark damage on N side at 1m. Discolouration of newly emerged leaves and scattered dead leaves; indicates possible nutrient deficiency. Of moderate quality and landscape value of significant cultural value; of medium-term potential.	B (123)
147		Whitebeam (<i>Sorbus aria</i>)	7m	285mm	4m	1.7m	1.7m	Semi-mature	Below average	Indifferent	Small tree, only readily viewed internally to site; Significant damage to lower trunk on W side resulting in bark necrosis from base to 1m; tight unions at crown break; of no more than moderate quality and but of low value; of medium-term potential.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
148-151		Common hawthorn (<i>Crataegus monogyna</i>)	4.5m	170mm 130mm 150mm 175mm	2.5m	1.5m	1.7m	Young	Average	Moderate	Small trees, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (1)
152		Japanese cherry (<i>Prunus serrulata</i>)	3m	80mm 80mm 50mm	2.5m	1.2m	0.5m	Young	Average	Indifferent	Three stemmed from base; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
153		Sweet crab apple (<i>Malus coronaria</i>)	4m	Est. 250mm 250mm	3m	1.5m	1.5m	Semi-mature	Average	Indifferent	Rare species; twin stemmed from base; ivy-covered; small ornamental tree; of moderate quality, of significant cultural value but of low landscape value; of medium-term potential.	B (13)
154		Crab apple (<i>Malus sylvestris</i>)	6m	250mm	4m	1.2m N 1.2m S	1m	Semi-mature	Average	Moderate	Small tree, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (1)
155		Goat willow (<i>Salix caprea</i>)	7m	420mm	1.5m N 4.4m E 7m S 4.5m W	1.75m S	0m	Semi-mature	Average	Poor	Heavily leaning trunk; asymmetrical crown due to heavy lean; of low quality and landscape value; of short-term potential only.	C (123)
156		Midland hawthorn (<i>Crataegus laevigata</i>)	4.5m	80mm x 7 stems	3.5m	1.5m	1.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; heavily leaning trunk; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
157		Common hawthorn (<i>Crataegus monogyna</i>)	5m	300mm @ base	3m	2m	2m	Semi-mature	Average	Moderate	Small tree, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (123)
158		Japanese cherry (<i>Prunus serrulata</i>)	9.5m	400mm	4.2m	1.2m	1.2m	Semi-mature	Below average	Poor	Growing in a separate courtyard, unable to gain access but can view from adjacent window; single trunk; graft union at 1.5m; the tree above the graft union has died leaving a stump approx. 2m high which has forked into 2 separate dead stumps at 2m; below the scion the original stock has sprouted side branches which are now vertical; 6 of these mutually drawn up and suppressed; occluded bark at the unions; tree of very low quality and should be removed for sound arboricultural management reasons; of little potential.	U
159		Japanese cherry (<i>Prunus serrulata</i>)	5m	275mm	3.7m	2m	2m	Semi-mature	Average	Indifferent	Small ornamental tree; only readily viewed internally to site; of moderate quality but of low landscape value; of short-term potential only.	C (123)
160		Japanese cherry (<i>Prunus serrulata</i>)									Tree no longer present.	
161		Crack willow (<i>Salix fragilis</i>)	3.5m	190mm @ 1.25m	3.3m	2m	2m	Young	Below average	Indifferent	Dieback with in crown; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
162		Japanese cherry (<i>Prunus serrulata</i>)									Tree no longer present.	
163		Japanese cherry (<i>Prunus serrulata</i>)	4.5m	520mm	3.7m	1.5m	1.5m	Semi-mature	Average	Indifferent	Heavily degraded fungal fruiting body consistent with <i>Ganoderma</i> found at base on the E of trunk; stout vertical trunk with big buttress roots; crown break at 1.7m where the main scion is; multi-stemmed from this point; tight compression forks with evidence of included bark; very compact canopy due to previous pruning; no more than moderate quality, small ornamental tree; but low value; of short-term potential only.	C (123)
164-165		True service tree (<i>Sorbus domestica</i>)	9m	190mm 195mm	4m	1.7m	1.7m	Young	Average	Indifferent	Rare species; small trees, only readily viewed internally to site; mutually drawn up stems suppressing each other; of moderate quality, of significant cultural value but of low landscape value; of medium-term potential.	B (13)
166		Elder (<i>Sambucus nigra</i>)	5m	300mm @ base	3.2m	1.5m	1.5m	Semi-mature	Average	Indifferent	Three stemmed from base; only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
167		Elder (<i>Sambucus nigra</i>)	5m	350mm @ base	4m	1.5m	1.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
168		Japanese cherry (<i>Prunus serrulata</i>)	7m	220mm	4.5m	2m	2m	Semi-mature	Average	Indifferent	Small tree, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of short-term potential only.	C (123)
169		Wild cherry (<i>Prunus avium</i>)									Tree no longer present.	
170		Elder (<i>Sambucus nigra</i>)	6m	180mm 150mm 110mm	4.2m	2.5m	2m	Semi-mature	Below average	Indifferent	Three stemmed from base; suppressed specimen; of low quality and landscape value; of short-term potential only.	C (123)
171		Strawberry tree (<i>Arbutus unedo</i>)	9m	300mm 225mm 120mm 110mm 100mm	4m N 6m E 4.4m S 5.7m W	0.25m	3m N 0m E 1m S 3m W	Semi-mature	Average	Indifferent	Multi-stemmed from base; slightly leaning trunk to the S; consistent with previous suppression to the N; unions appear sound; typical structure for species; some of the multi-stems are pressing and rubbing against each other and some have fused; however not readily viewed externally to site; of cultural value; of moderate quality and of no more than moderate landscape value; of medium-term potential.	B (123)
172		Japanese cherry (<i>Prunus serrulata</i>)	5m	155mm	3m	1.2m NE	1.75m	Young	Average	Moderate	Small tree, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
173	T8	True service tree (<i>Sorbus domestica</i>)	9m	250mm	3.2m N 3.5m E 3m S 2.8m W	3.5m NW @10.5 m	2.5m N 4m E 4.5m S 3m W	Semi-mature	Average	Indifferent	Rare species; growing within dense area of laurel; lower trunk leans to E (20° from vertical); starting to self correct from 1.5m (10° from vertical) to main crown break at approx. 3.5m; twin stemmed and vertical from thereon. Main union appears sound; a sub-dominant branch to S gives appearance of a three stemmed tree from crown break; the dominant stems are orientated central and N. Might not be fully suitable for transplantation due to significant initial lean, it will always be slightly off balance when transferred; however, the surrounding topography is very flat which will help for transplantation purposes. Only readily viewed internally to site. Of moderate quality and landscape value of significant cultural value; of long term potential.	B (123)
174		Laurustinus (<i>Viburnum tinus</i>)	4m	80mm 80mm	2.6m	1.5m N	1.5m	Young	Average	Indifferent	Twin stemmed from base; large shrub, only readily viewed internally to site; of moderate quality but of low landscape value; of short-term potential only.	C (123)
175		Elder (<i>Sambucus nigra</i>)	9m	450mm @ 1.5m Est.	5m	3m	3m	Mature	Dead	Hazardous	Dead tree; previously twin stemmed from 1m; S stem removed; what remains is a 5m tall monolith; has good deadwood habitat value; however is within falling distance of adjacent footway to N and W and should be removed for safety reasons. Of no potential.	U
176		Midland hawthorn (<i>Crataegus laevigata</i>)	5m	250mm 120mm @1.5m	3.6m N 4.5m E 3.8m S 1.2m W	2m E	2m	Semi-mature	Average	Indifferent	Twin stemmed from base; asymmetrical crown due to heavy lean; only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
177	T7	True service tree (<i>Sorbus domestica</i>)	11m	365mm	3m N 4.5m W 6m S 5m E	3m W	1.7m	Semi-mature	Average	Indifferent	Rare species; of typical form and structure for species; crossing and rubbing branch at 3m; originating on central stem which is sub-dominant to the W stem and is rubbing and touching against S side of W stem at approx. 3.5m; only readily viewed internally to site; of moderate quality and landscape value of significant cultural value; of medium-term potential.	B (123)
178		Holm oak (<i>Quercus ilex</i>)	7m	340mm @ base	5.5m	0m	0m	Semi-mature	Average	Indifferent	Twin stemmed from base; only readily viewed internally to site; of moderate quality but of low landscape value; of short-term potential only.	C (123)
179		Crab apple (<i>Malus sylvestris</i>)									Tree no longer present.	
180		Rowan (<i>Sorbus aucuparia</i>)	4m	185mm	2.7m	1.6m	1.6m	Young	Average	Moderate	Of typical form and structure for species; small tree, only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential.	C (123)
181		Papauma (<i>Griselinia littoralis</i>)	3m	320mm @ base	3.4m	0m	0m	Semi-mature	Average	Indifferent	Multi-stemmed from base; small shrub; of typical form and structure for species; only readily viewed internally to site; of moderate quality but of low landscape value; of short-term potential only.	C (123)
182		Crab apple (<i>Malus sylvestris</i>)	3.5m	270mm @ base	4.6m	1.2m 2m W	1.2m 2m W	Semi-mature	Average	Indifferent	Twin stemmed from base; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
183		Silver birch (<i>Betula pendula</i>)	7m	430mm @ base	4.2m	1.5m	1.5m	Semi-mature	Average	Indifferent	Four stemmed from base; mutually drawn up stems suppressing each other; only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential.	C (123)
184		Crab apple (<i>Malus sylvestris</i>)	4m	280mm @ base	4.2m	1m	1m	Semi-mature	Average	Indifferent	Twin stemmed from base; of typical form and structure for species; small tree, only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential.	C (123)
185		Apple (<i>Malus domestica</i>)	5m	280mm @ base	3.5m	0m	0m	Semi-mature	Average	Indifferent	Small tree, only readily viewed internally to site; multi-stemmed from base; of low quality and landscape value; of short-term potential only.	C (123)
186		Myrobalan plum (<i>Prunus cerasifera</i>)	6m	250mm	4.2m	1.5m	1.5m	Semi-mature	Average	Indifferent	Small tree, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (123)
187		Japanese cherry (<i>Prunus serrulata</i>)	4m	250mm @ base	3.3m	1m	1m	Semi-mature	Average	Indifferent	Three stemmed from base; small tree, only readily viewed internally to site; of low quality and landscape value; of medium-term potential.	C (123)
188		Hazel (<i>Corylus avellana</i>)	5m	300mm @ base	3.5m	0m	0m	Semi-mature	Average	Indifferent	Multi-stemmed from base; only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
189		Exeter elm (<i>Ulmus glabra</i> 'Exoniensis')	4m	230mm @ base	3m	1m	1m	Semi-mature	Average	Indifferent	Twin-stemmed from 1m; tight compression fork with evidence of included bark; small ornamental tree; only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
190		Sycamore (<i>Acer pseudoplatanus</i>)	10m	355mm @ base	3.3m N 3.3m E 4m S 5.2m W	3m 6m E	3m 6m E	Semi-mature	Average	Poor	Three stemmed from 1.2m; tight compression fork with evidence of included bark; mutually drawn up stems suppressing each other; of low quality and landscape value; of short-term potential only.	C (123)
191		False acacia (<i>Robinia pseudoacacia</i>)	9m	210mm	3.3m	4m	4m	Semi-mature	Average	Moderate	Small tree, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (123)
192		False acacia (<i>Robinia pseudoacacia</i>)	16m	310mm	3.5m	5m	5m	Semi-mature	Average	Indifferent	Of typical form and structure for species; only readily viewed internally to site; of moderate quality but of low landscape value; of medium-term potential.	C (123)
193		Silver birch (<i>Betula pendula</i>)	8.5m	180mm	3.5m	5m	5m	Semi-mature	Average	Indifferent	Slightly leaning trunk; laying against metal girder which has been inserted into the ground adjacent to W; likely to have bark damage where growing around the metal girder; only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
194		Japanese cherry (<i>Prunus serrulata</i>)	4.5m	470mm	4.2m	2m	2m	Semi-mature	Average	Indifferent	Stout vertical trunk; crown break from scion at 2m; multi stemmed from this point; regularly heavily pruned, therefore of indifferent structure; no more than of moderate quality but low landscape value as only readily viewed internally to site; of medium-term potential.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
195		False acacia (<i>Robinia pseudoacacia</i>)	14m	320mm W 365mm E	6.4m N 5.5m E 6m S 5.8m W	5m N 2m E 4m S 6m W	5m N 2m E 4m S 6m W	Semi-mature	Average	Indifferent	Twin stemmed from base; orientated E and W; co-dominant stems; tight fork pressed together to 1m; W bifurcates at 1.7m; with sub-dominant stem to N which is growing and pressing against the E stem; main crown break from 4m; unions appear sound; of no more than moderate quality due to indifferent structure and of no more than moderate value as although of a size which makes it a significant arboricultural feature it is not viewed externally of site and medium range views are blocked by adjacent buildings; bird box situated on N trunk at 4m; of medium-term potential.	B (12)
196		Elder (<i>Sambucus nigra</i>)	5m	490mm @ base	5m	2m	2m	Semi-mature	Average	Indifferent	Four stemmed from base; small tree, only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
197-202		Various	16m 10m 16m 9m 9m 7m	485mm 220mm 450mm 250mm 185mm 180mm	4.8m N 6m E 3.7m S 4.2m W	1.7m	1.7m	Semi-mature	Average	Indifferent	Collection of trees surveyed as a group; T197, 199 and 201 are false acacia; 198 and 202 are wild cherry; 200 is a small elder; T197 and 199 are semi-mature false acacia which are the dominant trees in this group; all other trees are small and suppressed; 197 and 199 are Of moderate quality and landscape value as although are significant arboricultural features in the immediate landscape, long and medium range views are blocked by adjacent buildings; these 2 are category "B"; the remaining trees are small category "C" trees; of medium-term potential.	B (12) & C (123)
203		Cockspur thorn (<i>Crataegus crus-galli</i>)	6m	320mm	5.2m N 0m E 5.5m S 5.8m W	4m	4m	Semi-mature	Average	Indifferent	Uncommon species. Asymmetrical crown due to suppression by adjacent specimen; only readily viewed internally to site; of moderate quality, of low landscape value, of some cultural value; of medium-term potential.	C (13)
204	T2	True service tree (<i>Sorbus domestica</i>)	15m	535mm	6.6m N 6.3m E 7.3m S 8m W	1.5m N 3m E 4m S 4m W	1.5m N 3m E 4m S 4m W	Semi-mature	Average	Indifferent	Rare species; Slight damage to buttress root on S likely due to vehicular damage; exposed heartwood approx. 150mm in diameter; stout vertical trunk to 2m where it forks into 4 co-dominant stems unions appear sound; stems lean away from each other resulting in no central leader, however one of the stems to the SE has kinked back in on itself resulting in a central stem higher up; unions appear sound; a significant arboricultural feature in this area of the site; of significant cultural value, of moderate quality and landscape value, as cannot be viewed externally to site, however, can be viewed from the furthest distance to the W along the internal drive, and medium short views from E; of medium-term potential.	B (123)
205	T1	True service tree (<i>Sorbus domestica</i>)	10m	400mm	5.2m N 6.3m E 4.5m S 4.7m W	2m	2m	Semi-mature	Average	Indifferent	Rare species; trunk leans slightly to E; bifurcates at 2.5m into co-dominant stems orientated NW and SE; relatively symmetrical crown typical of species; of moderate quality and of no more than moderate landscape value as not visible externally to site and only visible in short range views internally to site; of significant cultural value; of medium-term potential.	B (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
206		Common hawthorn (<i>Crataegus monogyna</i>)									Tree no longer present.	
207-209		Crab apple (<i>Malus sylvestris</i>)	5m 5m 6m	250mm @ base 230mm 300mm	4m N 4m E 3.4m S 4m W	1.7m 3m S	1.7m 3m S	Semi-mature	Average	Indifferent	Small trees, only readily viewed internally to site; of typical form and structure for species; of moderate quality but of low landscape value; of medium-term potential.	C (1)
210		Common hawthorn (<i>Crataegus monogyna</i>)	5m	290mm @ base	3m	1.3m	1.3m	Semi-mature	Average	Moderate	Three stemmed from base; of typical form and structure for species; small tree, only readily viewed internally to site; of moderate quality but of low landscape value; of short-term potential only.	C (1)
211		Sycamore (<i>Acer pseudoplatanus</i>)	12m	390mm	8m N 2m E 1.5m S 7.8m W	1.6m	1.6m	Semi-mature	Average	Indifferent	Heavily leaning trunk; asymmetrical crown due to heavy lean; mainly of only boundary screening value as growing adjacent to Hermitage Road; of low quality but of moderate landscape value; of short-term potential only.	C (2)
212		Sycamore (<i>Acer pseudoplatanus</i>)	13m	290mm 300mm	4.6m	4m	4m	Young	Average	Indifferent	Twin stemmed from base; tight compression fork with evidence of included bark; mutually drawn up stems suppressing each other; of low quality and mainly of only boundary screening value as growing adjacent to Hermitage Road; of short-term potential only.	C (2)
213		Sycamore (<i>Acer pseudoplatanus</i>)	13m	570mm @ base	4.5m	3m	3m	Semi-mature	Average	Poor	Self-seeded specimen; of low quality and mainly of only boundary screening value as growing adjacent to Hermitage Road; but of medium-term potential.	C (2)
214		Sycamore (<i>Acer pseudoplatanus</i>)	7.5m	160mm	2m	2m	2m	Young	Average	Poor	Single trunk; low branch on N with significant tear out wound; stag headed; of low quality and mainly of only boundary screening value as growing adjacent to Hermitage Road; of short-term potential only.	C (2)
215		Common pear (<i>Pyrus communis</i>)	6m	405mm	2m	2m	2m	Semi-mature	Average	Poor	Single trunk dividing into 3 stems at approx. 0.6m; unions between the 3 stems are compressive with evidence of included bark; centre of tree growing approx. 2m NW of large inspection chamber; of low quality and mainly of only boundary screening value as growing adjacent to Hermitage Road; of only short-term potential.	C (2)
216		Sycamore (<i>Acer pseudoplatanus</i>)	13m	420mm	3.7m	2.5m	3m	Semi-mature	Average	Indifferent	Recent trenching activity directly adjacent to N side of trunk at 1.2m. Likely that significant roots have been severed at this point. Tree possibly structurally compromised. Stout vertical trunk; 4-stemmed from 2.5m; co-dominant stem unions appear broad and sound; no central leader; mutually drawn up and suppressing each other; originally topped at approx. 8m; heavily reduced on the sides; of low quality but of moderate landscape value; of medium-term potential.	C (2)
217	W1	Wild cherry (<i>Prunus avium</i>)	5m	290mm 260mm	3.8m	5m	2.5m	Semi-mature	Average	Indifferent	Twin stemmed from base; mutually drawn up stems suppressing each other; of only low-level screening value; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
218	W1	Sycamore (<i>Acer pseudoplatanus</i>)	14m	370mm (over ivy)	5.4m	6m	5m	Semi-mature	Average	Indifferent	Heavily ivy-covered; self-seeded specimen; trunk and main unions obscured from view by ivy; significant kink in trunk at 2m; of low quality but of moderate landscape value; of medium-term potential.	C (2)
219	W1	Holly (<i>Ilex aquifolium</i>)	8m	430mm @ base	4.5m	0m	0m	Semi-mature	Average	Indifferent	Multi-stemmed from base; of only low-level screening value; of low quality and landscape value; of short-term potential only.	C (123)
220		Sycamore (<i>Acer pseudoplatanus</i>)	8m	200mm 170mm	4m	3m	3m	Young	Average	Indifferent	Twin-stemmed from 1m; mutually drawn up stems suppressing each other; of low quality and of only low-level screening value and of short-term potential only.	C (123)
221	W1	Horse chestnut (<i>Aesculus hippocastanum</i>)	17m	525mm	4.5m N 5m E 5.8m S 5.8m W	7m	4m	Semi-mature	Average	Indifferent	Old section of fence embedded in trunk on NW at 1.7m; strip of metal approx. 1m long horizontally 30mm high embedded in the trunk which has begun to occlude over the metal; lower trunk heavily covered in ivy cannot see the base; single vertical trunk to 7m where originally pollarded; twin-stemmed from this point on main stem; union appears broad and sound; 2 co-dominant stems; lower branches give rise to similar size stems which are also vertical resulting in a multi-stemmed tree from approx. 7m; cannot view top of original topping point and may be decay at the attachment points of the re-grown stems but unable to confirm; of no more than moderate quality due to multi-stemmed nature, however dominant arboricultural feature in this area of the site; previously noted as having heavy infestation of <i>Cameraria ohridella</i> ; moderate value; of medium-term potential.	B (12)
222	W1	Sycamore (<i>Acer pseudoplatanus</i>)	18m	490mm	6.5m N 4.9m E 6m S 3.5m W	4m	4m	Semi-mature	Average	Indifferent	Single vertical trunk; ivy covered to 5m; bifurcates at 3.5m; co-dominant stems; union obscured from view by ivy; mutually drawn up stems suppressing each other; slightly asymmetrical crown due previous suppression; of low quality due to indifferent structure; no more than moderate landscape value due to height; of medium-term potential.	C (2)
223	W1	Common hawthorn (<i>Crataegus monogyna</i>)	7m	390mm @ base	7m N 3m E 1m S 1.5m W	2.5m	2.5m	Semi-mature	Average	Indifferent	Three stemmed from base; heavily leaning trunk; asymmetrical crown due to suppression by adjacent specimen; of low quality and landscape value; of short-term potential only.	C (123)
224	W1	Turkey oak (<i>Quercus cerris</i>)	22m	560mm	9.5m N 7.8m E 9m S 9.7m W	1m N 7m E 1.5m S 1m SW 2m W	1m N 7m E 1.5m S 1m SW 2m W	Semi-mature	Average	Moderate	Single vertical trunk with normal taper; relatively symmetrical crown with broad sound unions; dominant canopy and a key arboricultural feature in this area of the site; no structural defects noted and a good example of the species; of moderate quality and landscape value; of long-term potential.	B (12)
225	W1	Lombardy poplar (<i>Populus nigra 'Italica'</i>)									Tree no longer present.	
226	W1	Japanese cherry (<i>Prunus serrulata</i>)	10m	350mm @ base	4.5m	4m	4m	Semi-mature	Average	Indifferent	Twin stemmed from base; of only low-level screening value; of low quality and landscape value; of short-term potential only.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
227	W1	Lombardy poplar (<i>Populus nigra</i> 'Italica')	24m	740mm @ base	4m N 5m E 4m S 1.7m W	5m	5m	Mature	Average	Poor	Fluted buttress roots, typical of species; twin-stemmed from 1.7m, dominant stem S, sub-dominant N, very tight union with a compression fork; N stem is weighted towards the road, unlikely that the main stem will fail yet. A significant boundary feature but unsuitable species for its location. Of low quality but of high landscape value as readily viewed from the north along Hermitage Road. Of little potential as likely to require removal within ten years for safety reasons.	U
228	W1	Lombardy poplar (<i>Populus nigra</i> 'Italica')									Tree no longer present.	
229	W1	Lombardy poplar (<i>Populus nigra</i> 'Italica')									Tree no longer present.	
230	W1	Turkey oak (<i>Quercus cerris</i>)	18m	540mm (over ivy)	7m N 7m E 5.5m S 7.5m W	3m	3m	Semi-mature	Average	Moderate	Stout vertical trunk with normal taper; ivy covered to 4m; crown break from 5m, broad sound unions; dominant canopy. A key component of the group in which it stands. Of moderate quality and landscape value; of long-term potential.	B (12)
231	W1	English oak (<i>Quercus robur</i>)	18m	630mm (over ivy)	9m N 7m E 6m S 8m W	4m	4m	Mature	Average	Moderate	Heavily ivy covered to 5m; stout trunk with slight lean to the N; asymmetrical crown biased to the N; spreading dominant crown, typical of species. A key component of the group in which it stands. Of moderate quality and landscape value; of long-term potential.	B (12)
232	W1	Sycamore (<i>Acer pseudoplatanus</i>)	15m	320mm 350mm 400mm	7m	4m	4m	Semi-mature	Average	Indifferent	Three stemmed from base; mutually drawn up stems suppressing each other; only readily viewed internally to site; of low quality and landscape value; of short-term potential only.	C (123)
233	W1	True service tree (<i>Sorbus domestica</i>)	12m	550mm	6m N 5.5m E 7.5m S 10m W	2m 5m N	2m 5m N	Semi-mature	Below average	Poor	Rare species; 300mm diameter <i>Ganoderma</i> bracket found at base on NE side; single vertical trunk; co-dominant stems from 3m, two further sub-dominant stems from 2m; dominant stem central, three other stems are orientated to the W, asymmetrical canopy biased in this direction; some minor differences in tone when lower trunk struck with acoustic mallet directly surrounding <i>Ganoderma</i> bracket suggesting internal defects; heavy weighting of the tree in the opposite direction means that tree is likely to fail within ten years and should be removed for sound arboricultural management reasons. Of low quality and landscape value, of significant cultural value and of little potential.	U
234	W1	Ash (<i>Fraxinus excelsior</i>)	17m	580mm	9.7m N 8.4m E 9m S 8.5m W	5m	5m	Semi-mature	Average	Indifferent	Heavily ivy covered trunk from base to 10m; twin-stemmed from 2.5m, dominant stem W, sub-dominant E, union obscured from view by ivy; dominant stem is vertical, sub-dominant leans to the E and bifurcates further at 3m N and S. Of no more than moderate quality due to indifferent structure and of moderate value as it is a key component of the group in which it stands. Of medium-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
235	W1	Aspen (<i>Populus tremula</i>)	19m	390mm 390mm	9m N 7m E 4m S 6.5m W	7m	7m	Mature	Average	Poor	Twin-stemmed from 1m, orientated N and S; N stem leans heavily to the N, S stem leans slightly to the N, tight compression fork with evidence of included bark. of low quality but of moderate landscape value; of short-term potential only.	C (2)
236-239	W1	Aspen (<i>Populus tremula</i>)	23m 23m 23m 23m	505mm 525mm 490mm 520mm	10m N 12m E 11m S 12m W	5m	5m	Mature	Average	Indifferent	#236-240. Collection of mature trees. Single-stemmed and mutually drawn-up. No. 236 has a single vertical trunk with normal taper; no significant defects and a key component of the group in which it stands. No. 237 has slight lean to E; asymmetrical canopy in this direction. No. 239: Tree no longer present (2013). of low quality but of moderate landscape value; relatively short lived species; of medium-term potential.	C (2)
240	W1	Ash (<i>Fraxinus excelsior</i>)	18m	360mm	9.2m	4m	4m	Semi-mature	Average	Indifferent	Single vertical trunk; bifurcates at 5m, dominant stem E, sub-dominant W; self-set specimen of no more than moderate quality and is a justifiable removal as trees behind to the S are taller and make up the skyline as viewed from the N. of moderate quality but of low landscape value; of medium-term potential.	C (1)
300		Common pear (<i>Pyrus communis</i>)	8.5m	320mm	2.5m	3m	2m	Semi-mature	Average	Indifferent	Slightly leaning trunk; domestic fruit tree; of low quality and landscape value; of short-term potential only.	C (123)
301		Horse chestnut (<i>Aesculus hippocastanum</i>)	9.5m	380mm	4.6m	2.2m NE	2.5m	Semi-mature	Average	Indifferent	Infected with Horse chestnut bleeding canker with significant lesions on trunk and branches; of low quality and landscape value; of short-term potential only.	C (123)
302	T5	True service tree (<i>Sorbus domestica</i>)	7m	180mm	2m N 4.5m E 4.5m S 3.5m W	3m S	1.5m	Young	Average	Indifferent	Rare species; asymmetric canopy as suppressed beneath T301; of moderate quality but of low landscape value; of significant cultural value; of medium-term potential.	B (13)
303		Butterfly bush (<i>Buddleja davidii</i>)	7m	215mm	1m N 2.5m E 6m S 2m W	0.2m	0m	Mature	Average	Poor	Metal scaffold pole occluded into stem at base; significant branch tear out wounds; of low quality and landscape value; of short-term potential only.	C (123)
304		Ash (<i>Fraxinus excelsior</i>)	9m	385mm	5.8m N 7.4m E 6.4m S 5.5m W	3m	2m	Semi-mature	Average	Indifferent	Heavily leaning trunk to the NE with exposed buttress root; stem then corrects vertically at 4m where the trunk divides into the main branches; of low quality and landscape value; of medium-term potential.	C (123)
305		Quebec hawthorn (<i>Crataegus submollis</i>)	4.5m	90mm 85mm 75mm	3m N 3m E 0m S 3m W	0.5m	2m	Young	Average	Indifferent	Rare species; small ornamental tree; suppressed specimen; of no more than moderate quality (due to indifferent structure), of significant cultural value, but of low landscape value; of medium-term potential.	B (13)
306	T4	True service tree (<i>Sorbus domestica</i>)	12.5m	380mm	4.1m N 5m E 4m S 5.6m W	2.5m W	2m	Semi-mature	Average	Good	Rare species; Single vertical trunk; 0.5m from inspection chamber; foliage touching adjacent building; of high quality, of significant cultural value, but of low landscape value; of medium-term potential.	B (13)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
307		Common hawthorn (<i>Crataegus monogyna</i>)	7m	235mm	3.5m N 6m E 1m S 0m W	2.5m E	1.25m E	Semi-mature	Average	Indifferent	Heavily leaning trunk; canopy entirely offset from base; of low quality and landscape value; of medium-term potential.	C (123)
308		Pride of India (<i>Koelreuteria paniculata</i>)	8.5m	355mm	4.1m N 4.3m E 3.7m S 3.9m W	2.5m	6m N 2m S	Semi-mature	Average	Moderate	Slightly leaning trunk; slightly asymmetric crown due to proximity of adjacent building; canopy contains some small dead wood; of moderate quality, of significant cultural value but of low landscape value; of medium-term potential.	B (13)
309	W1	Horse chestnut (<i>Aesculus hippocastanum</i>)	11m	600mm (over ivy)	4m	2m	2m	Mature	Average	Indifferent	Heavily ivy-covered; tree divides into multiple stems at approx. 2.5m; infested with <i>Cameraria ohridella</i> ; of low quality and landscape value; but of long-term potential.	C (123)
310	W1	Hybrid black poplar (<i>Populus X canadensis</i>)	10m	500mm	2m	1m	1m	Semi-mature	Average	Poor	Topped at 8m; one season's re-growth; of low quality and landscape value; of short-term potential only.	C (123)
311	W1	Copper beech (<i>Fagus sylvatica 'Purpurea'</i>)	15m	555mm	7m	2m	2m	Semi-mature	Average	Good	Single vertical trunk; first primary branches arising at approx. 3m; single stem all the way to top of tree; of high quality and of moderate landscape value; of long-term potential.	B (1)
312	W1	Hybrid black poplar (<i>Populus X canadensis</i>)	13m	590mm	3m	1m	1m	Semi-mature	Average	Poor	Large open branch core cavity with exposed degrading timber; decay likely to extend into main trunk; pollarded at 9m with approx. 4m re-growth; of low quality and landscape value; of short-term potential only.	C (123)
313	W1	Hybrid black poplar (<i>Populus X canadensis</i>)	14m	975mm	6m	3m	3m	Mature	Average	Poor	Single trunk dividing into 3 stems at 1.5m and 2m; stems have signs indicative of internal decay; of low quality and landscape value; of short-term potential only.	C (123)
314	W1	Horse chestnut (<i>Aesculus hippocastanum</i>)	14m	515mm	5m	2m	2m	Semi-mature	Average	Moderate	Single trunk; bark wound on N at 1.2m; large rolls of woundwood and degrading timber; of moderate quality but of low landscape value; but of long-term potential.	C (1)
315	W1	Ash (<i>Fraxinus excelsior</i>)	15m	700mm @ base	6m	1m	1m	Mature	Average	Hazardous	Multi-stemmed; extensive decay; high risk of failure; of low quality and landscape value and of little potential.	U
316	W1	London plane (<i>Platanus X hispanica</i>)	20m	730mm	10m N 4m E 2m S 5m W	4m	4m	Mature	Average	Poor	Stout single trunk; large low decayed branch stub; branch on W at approx. 4m has a dead strip along upper side of branch typical of Massaria disease; asymmetric crown as growing on edge of G19; of low quality but of moderate landscape value; of long-term potential.	C (2)
317	W1	Ash (<i>Fraxinus excelsior</i>)	22m	890mm @ base	6m	2m	2m	Mature	Average	Hazardous	Single trunk dividing into 3 stems from 1m - 1.5m; extensive included bark with significant decay; tree at potential risk of collapse; of low quality but moderate landscape value; of little potential.	U
318	W1	Ash (<i>Fraxinus excelsior</i>)	23m	425mm 450mm 400mm	6m	3m	3m	Mature	Low	Hazardous	Trunk divides into 4 stems; one has already failed on to the railway embankment; remaining stems are weakly attached with significant decay at base; also main stems are significantly colonised by bacterial canker of ash; tree is at potential risk of collapse; of low quality but of moderate landscape value; of little potential.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
319	W1	Horse chestnut (<i>Aesculus hippocastanum</i>)	13m	610mm 455mm	9m N 8m E 5m S 9m W	1.2m	1.2m	Mature	Average	Indifferent	Single trunk dividing into 2-stems at 2m; dominant stem W; sub-dominant stem E; W further sub-divides into 4-stems at 2m; E stem divides into 2 stems at 4m; infected with <i>Cameraria ohridella</i> ; of moderate quality and landscape value; of long-term potential.	B (12)
320-321		Purple plum (<i>Prunus cerasifera</i> 'Pissardii')	3m	75mm	1m N 1m E 1m S 1m W	1.8m	2m	Young	Average	Moderate	Recently planted and readily replaceable; of low quality, of low landscape value, but of long-term potential.	C (123)
322		Apple (<i>Malus domestica</i>)	3m	75mm	1m N 1m E 1m S 1m W	1.5m	1.5m	Young	Average	Moderate	Recently planted and readily replaceable; of low quality, of low landscape value, but of long-term potential.	C (123)
323-324		Various	3m	75mm	1m N 1m E 1m S 1m W	0.5m	0.5m	Young	Average	Indifferent	Species include plum and apple. Recently planted and readily replaceable; of low quality, of low landscape value, but of long-term potential.	C (123)
325-327		Various	4m 4m 4.5m	75mm 75mm 75mm	1.5m N 1.5m E 1.5m S 1.5m W	1.5m	1.5m	Young	Average	Moderate	Species include apple and English elm. Recently planted and readily replaceable; of low quality, of low landscape value, but of long-term potential.	C (123)
328-333		Various	2m to 3.5m	75mm to 75mm	1m N 1m E 1m S 1m W	0.5m	0.5m	Semi-mature	Average	Moderate	Species include black mulberry, crab apple and almond. Recently planted and readily replaceable; of low quality, of low landscape value, but of long-term potential. T328 Peach	C (123)
334		Scarlet thorn (<i>Crataegus pedicellata</i>)	4m	x8 stems 80mm	4m N 3m E 4m S 2.5m W	0.5m	0.5m	Mature	Average	Indifferent	Rare species; growing from a stump of a previously felled tree; of low quality (due to indifferent structure) and of low landscape value, but of significant cultural value, but of long-term potential.	B (3)
335		Black mulberry (<i>Morus nigra</i>)	2.3m	75mm	1m N 0.5m E 0m S 0m W	1.1m	1.2m	Young	Average	Moderate	Recently planted and readily replaceable; of low quality, of low landscape value, but of long-term potential. Of significant cultural value.	C (123)
336		Sweet chestnut (<i>Castanea sativa</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
337		Comice pear (<i>Pyrus Doyenne du Comice</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
338		Japanese cherry (<i>Prunus serrulata</i> 'Pink perfection')	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
339		Quince (<i>Cydonia oblonga</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
340		Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
341		Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
342		Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
343		Almond (<i>Prunus dulcis</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
344		Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
345		Japanese cherry (<i>Prunus serrulata</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
346		Pear 'Conference' (<i>Pyrus communis</i> 'Conference')	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
347		Wild cherry (<i>Prunus avium</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
348		Apple (<i>Malus domestica</i>)	3.5m	40mm	1m	1m	1m	Young	Below average	Indifferent	Newly planted tree; staked but ties are loose, does not have adequate support; planting pit has excessive weeds and grass; sparsely foliated and in need of adequate aftercare. Of low quality, of low landscape value, and of little potential unless adequately supported, weeded and watered.	U
349		True service tree (<i>Sorbus domestica</i>)	4m	100mm	1.7m	1.5m	1.5m	Young	Average	Indifferent	Rare species; small self seed specimen. Of no more than moderate quality, of moderate cultural value, but of low landscape value. Of medium term potential.	B (13)
G1		Holly (<i>Ilex aquifolium</i>)	Up to 6m	Up to 115mm	3m	0.5m	0m	Young	Below average	Poor	Numerous single and multi stemmed trees drawn up and mutually suppressing each other; self seeded; of low quality and landscape value; of medium-term potential.	C (123)
G2		Sycamore (<i>Acer pseudoplatanus</i>)	Up to 14m	Up to 225mm	3.5m	2.5m	2.5m	Semi-mature	Average	Poor	Group of 7 trees; mostly single stem; self-seeded mutually drawn up and suppressing each other; Drawn-up specimens with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; readily visible from the main road; of low quality but of moderate landscape value; of long-term potential.	C (2)
G3		Various	Up to 12.5m	Up to 270mm	4.5m N 4.5m E 4.5m S 4.5m W	4m	3m	Semi-mature	Average	Indifferent	Species include ash and false acacia; ash is the variety 'Jaspidea'; single vertical trunks; concrete paving at base; previously crown lifted; branches touching adjacent buildings; false acacia is multi stemmed; ivy covered; foliage touching adjacent buildings; all are readily visible from the road; of low quality but of moderate landscape value; of long-term potential.	C (2)
G4		Horse chestnut (<i>Aesculus hippocastanum</i>)	Up to 13m	Up to 390mm	2m	3m	3m	Semi-mature	Average	Indifferent	Group of trees growing close to boundary wall; provides screening into the site from adjacent apartments; some heavily ivy clad; of low quality but of moderate landscape value; of long-term potential.	C (2)
G5		Various	Up to 8.5m	Up to 150mm	2m	0m	0m	Young	Average	Poor	Species include privet and ash; drawn-up specimens with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; boundary screen of predominantly privet with clumps of ash and individual specimens; young self-seeded specimens; of low quality and landscape value; but of long-term potential.	C (123)
G6		Leyland cypress (<i>X Cupressocyparis leylandii</i>)	Up to 5m	Up to 180mm	2m	0m	0m	Young	Average	Poor	Topped at 4m; of low quality and landscape value; of medium-term potential.	C (123)
G7		Various	5m to 14m	Up to 355mm	5m	0m	0m	Semi-mature	Average	Indifferent	Species include ash, holly, hawthorn, Norway maple, silver birch and horse chestnut; silver birch at S end of group has significant quantities of tar oozing from an old flush cut at approx. 4m on S; flush cut has exposed degrading timber with evidence of decay; on NE there are the beginnings of woodpecker holes which is further evidence of wood beginning to rot; single 1 sided horse chestnut tree on E of group; asymmetric crown as suppressed by adjacent holly trees; multi stemmed Norway maple at N end of group with metal railing fence gate occluded into trunk; of low quality and landscape value; of medium-term potential.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G8		Various	Up to 14m	Up to 180mm	4m	2m	2m	Young	Average	Poor	Species include Norway maple and hawthorn; drawn-up specimens with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; multi-stemmed from base; of low quality and landscape value; of medium-term potential.	C (123)
G9		Various	Up to 8m	Up to 200mm	3.5m	2m	2m	Young	Average	Moderate	Species include crab apple and Himalayan birch; Of moderate quality, but currently of low landscape value due to small size; of medium-term potential.	C (1)
G10		Various	Up to 8m	Up to 270mm	5m	2m	2m	Semi-mature	Average	Moderate	Species include wild cherry and horse chestnut; contains 3 wild cherry and 1 horse chestnut; horse chestnut has significant mechanical wounds at base and damage to surface roots; trunk wound is seeping slime; of moderate quality, but currently of low landscape value due to small size; of medium-term potential.	C (1)
G11		Stag's horn sumach (<i>Rhus typhina</i>)	Up to 3.5m	Up to 80mm	2m	1m	1m	Young	Average	Moderate	Inessential component of group in which it stands; of moderate quality but of low landscape value; of short-term potential only.	C (1)
G12		Holm oak (<i>Quercus ilex</i>)	Up to 5m	Up to 90mm	1.5m	0m	0m	Young	Average	Indifferent	Previously managed as a hedge; multiple stems have been allowed to grow up into young trees; Of low quality and landscape value, but of long-term potential.	C (2)
G13		Ash (<i>Fraxinus excelsior</i>)	Up to 8m	Up to 130mm	3.5m	2m	2m	Young	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; small self-seeded specimen; of low quality and landscape value; of short-term potential only.	C (123)
G14		Wild cherry (<i>Prunus avium</i>)	Up to 9m	Up to 300mm	5m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; of moderate quality but of low landscape value; of medium-term potential.	C (1)
G15		Goat willow (<i>Salix caprea</i>)	Up to 8.5m	Up to 125mm	3m	0m	0m	Young	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; unsuitable specimen for its particular setting; of low quality and landscape value; of medium-term potential.	C (123)
G16		Various	Up to 8.5m	Up to 180mm	3m	2m	2m	Young	Average	Indifferent	Species include hawthorn, plum and English elm; also contains crab apple and true service tree; small group of ornamental trees; contains one dead English elm; of low quality and landscape value; of medium-term potential.	C (123)
G17		Myrobalan plum (<i>Prunus cerasifera</i>)	Up to 6.5m	Up to 180mm	2.5m	1.5m	1.5m	Semi-mature	Below average	Indifferent	Group of small suppressed domestic fruit trees; group of 3 recently planted specimens with mechanical damage at base; of low quality and landscape value; of short-term potential only.	C (123)
G18		Silver birch (<i>Betula pendula</i>)	Up to 6m	Up to 90mm	2m	0.5m	0.5m	Young	Average	Moderate	Recently planted and readily replaceable; of low quality and landscape value; of medium-term potential.	C (123)
G19	W1	Various	Up to 20m	350mm to 700mm	10m N 6m E 6m S 7m W	0m	0m	Mature	Average	Indifferent	Species include ash, hawthorn, Norway maple, elder, hybrid black poplar and London plane ; group of mixed broad leaves; forming a linear copse; crowns predominantly extending to N; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G20	W1	Various	4m to 10m	75mm to 205mm	3m	2.5m	2.5m	Young	Average	Indifferent	Species include Ash and Elder; self seeded trees; immediately abutting outbuildings; of low quality and landscape value; of short-term potential only.	C (123)
G21		Various	Up to 15m	80mm to 180mm	3m	3m	3m	Young	Average	Indifferent	Group of self-set ash, sycamore and English elm with one small hawthorn; mutually drawn-up and suppressing each other; some of the English elm are dead. Of no particular merit. Also includes tree no. 125 which is an individual mulberry tree; of low quality and landscape value; of medium-term potential.	C (123)
G22		Various	Up to 9m	Up to 160mm	3m	2m	2m	Young	Average	Indifferent	Small trees of moderate quality but of low landscape value; of short-term potential only.	C (123)
G23		Japanese cherry (<i>Prunus serrulata</i>)	Up to 11m	Up to 400mm @ base	3.7m	2m	2m	Semi-mature	Average	Indifferent	Small ornamental trees; Of low quality and landscape value; of short-term potential only.	C (1)
G24		Various	3m to 17m	80mm to 750mm (over ivy)	3m	1m	1m	Semi-mature	Average	Indifferent	Group of planted trees in a grassed area. Two dominant trees in this group are nos. 131 and 132, the other trees are all small either self-set or planted trees. Of no particular merit and consist of ash, hawthorn and blackthorn with a cluster of wild cherry in the NE corner of the group. Of moderate quality but of low landscape value; of medium-term potential.	C (1)
G25		Various	Up to 6.5m	180mm @ base to 220mm @ base	3m	1.7m	1.7m	Young	Average	Indifferent	Species include Ash and Sycamore; group of small planted trees, the elder to N is dead to S of this is 1 blackthorn and another elder; to the SE is a small flowering cherry, all trees are small and not readily visible externally to site; of low quality and landscape value; of short-term potential only.	C (123)
G26	W1	Sycamore (<i>Acer pseudoplatanus</i>)	8m to 13m	80mm to 230mm	4.5m	2m	2m	Young	Average	Indifferent	Group of three trees. Two multi-stemmed trees directly adjacent to each other, both approximately 400mm at base, both with three stems from ground level; heavily ivy covered; mutually drawn-up stems with mutually suppressed canopies; of only low level screening value; third tree is set slightly apart from the two multi-stemmed trees with a single trunk of 190mm in diameter; of moderate quality but low landscape value; of short-term potential only.	C (123)
G27	G27	Sycamore (<i>Acer pseudoplatanus</i>)	Up to 20m	110mm to 520mm (over ivy)	6m	4m	4m	Semi-mature	Average	Indifferent	Group of self-set sycamore and ash; mutually drawn-up stems heavily ivy covered up to 18m. Of indifferent structure, however when viewed from the N make up a considerable part of the skyline, so retention is likely to be desirable; of no more than moderate quality but of moderate value; unions are obscured from view by ivy.	B (12)
G28	W1	Ash (<i>Fraxinus excelsior</i>)	15m to 19m	200mm to 360mm	6m	4m	4m	Semi-mature	Average	Indifferent	Group of self-set ash; mutually drawn-up and suppressing each other with intermeshing crowns. Of low quality due to drawn-up nature but retention could be desirable as will be viewed from the N and will make up part of the skyline. Species include Flowering cherry, Elder and Blackthorn. Of low quality but of moderate landscape value; of short-term potential only.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G29	W1	Various	Up to 21m	290mm to 500mm	9m	3m	3m	Mature	Average	Indifferent	Group of mutually drawn-up sycamore and ash; many ivy covered from base to 13m; some smaller dead specimens within the group; most E tree is twin-stemmed from base with a tight compression fork and included bark. A low quality tree due to poor structure, asymmetrical crowns due to mutual suppression, of some boundary screening value. Many self-seeded specimens; of low quality but of moderate landscape value; of medium-term potential.	C (2)
G30		Various	8m to 14m	80mm to 300mm	5m	0m	0m	Young	Average	Indifferent	Group of mixed species along the E boundary of the site consisting of self-sown ash and sycamore with understorey of damson and shrubs giving a low level screening boundary value. Of low quality but of moderate landscape value; of medium-term potential.	C (2)
G31		Himalayan birch (<i>Betula utilis</i> 'Jacquemontii')	Up to 11m	90mm to 180mm	4.5m	1.5m	1.5m	Young	Average	Indifferent	Recently planted. Mutually drawn-up stems; intermeshing crowns. Mainly of only low level screening value, of low quality but of medium-term potential.	C (2)
G32		Various	Up to 20m	80mm to 400mm	5m	4m	4m	Semi-mature	Average	Indifferent	Off site group of trees adjacent to the S boundary of the site. Mixed species including ash, sycamore and aspen; all mutually drawn-up, self-seeded trees between the S boundary of the site and adjacent railway line. Of screening value due to drawn-up nature. Of low quality but of moderate landscape value; of medium-term potential.	C (2)
G33		Various	4.5m to 5m	Up to 150mm	4m N 6m E 4m S 6m W	0.5m	0m	Young	Average	Indifferent	Species include elder and <i>Osmanthus</i> . Group of small ornamental specimens; obscured in views from surrounding public places due to the presence of existing buildings; of low quality, of low landscape value, and of short-term potential only.	C (123)
G34		Various	4.5m to 6.5m	Up to est. 85mm	3m N 3m E 3m S 3m W	0.2m	0m	Young	Average	Indifferent	Species include broom, ash, myrobalan plum and Judas tree. Group of small ornamental specimens; of low quality, of low landscape value, and of short-term potential only.	C (123)
G35		Hazel (<i>Corylus avellana</i>)	Up to 4.5m	Up to x8 stems 95mm	2.5m N 3m E 3m S 3m W	0.1m	0.2m	Young	Average	Indifferent	Coppice stools; of only low-level screening value; of low quality, of low landscape value, but of medium-term potential.	C (123)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837: 2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	Species	RPA (m²)	RPA Radius (m)
1	Elder (<i>Sambucus nigra</i>)	4.5	1.2
2	Black mulberry (<i>Morus nigra</i>)	217.6	8.3
3	Firethorn (<i>Pyracantha coccinea</i>)	65.3	4.6
4	Japanese cherry (<i>Prunus serrulata</i> 'Kanzan')	5.5	1.3
5	Judas tree (<i>Cercis siliquastrum</i>)	42.5	3.7
6	Elder (<i>Sambucus nigra</i>)	11.6	1.9
7	Holly (<i>Ilex aquifolium</i>)	17.2	2.3
8	False acacia (<i>Robinia pseudoacacia</i>)	130.5	6.4
9	False acacia (<i>Robinia pseudoacacia</i>)	76.0	4.9
10-11	Elder (<i>Sambucus nigra</i>)	15.5	2.2
12	False acacia (<i>Robinia pseudoacacia</i>)	5.5	1.3
13	Sycamore (<i>Acer pseudoplatanus</i>)	169.7	7.3
14	Common hawthorn (<i>Crataegus monogyna</i>)	53.8	4.1
15	Box elder (<i>Acer negundo</i>)	144.8	6.8
16	Holm oak (<i>Quercus ilex</i>)	254.8	9.0
18	Sycamore (<i>Acer pseudoplatanus</i>)	48.3	3.9
19	Sycamore (<i>Acer pseudoplatanus</i>)	28.5	3.0
20	Sycamore (<i>Acer pseudoplatanus</i>)	61.9	4.4
22	Silver lime (<i>Tilia tomentosa</i>)	36.7	3.4
23	Common hawthorn (<i>Crataegus monogyna</i>)	33.0	3.2
24	Scarlet thorn (<i>Crataegus pedicellata</i>)	10.2	1.8
26	Horse chestnut (<i>Aesculus hippocastanum</i>)	41.5	3.6
27	Ash (<i>Fraxinus excelsior</i>)	12.3	2.0
29	Silver birch (<i>Betula pendula</i>)	14.7	2.2
30	Silver birch (<i>Betula pendula</i>)	7.1	1.5
31	Silver birch (<i>Betula pendula</i>)	36.7	3.4
32	Wild cherry (<i>Prunus avium</i>)	28.3	3.0
33	Holly (<i>Ilex aquifolium</i>)	11.6	1.9
34	Silver birch (<i>Betula pendula</i>)	12.3	2.0
37	Norway maple (<i>Acer platanoides</i>)	4.5	1.2
38	Hybrid black poplar (<i>Populus X canadensis</i>)	366.4	10.8
39	Hybrid black poplar (<i>Populus X canadensis</i>)	479.9	12.4
40	Ash (<i>Fraxinus excelsior</i>)	4.5	1.2
41-42	Various	3.7	1.1
43	Hybrid black poplar (<i>Populus X canadensis</i>)	326.9	10.2
44	Holm oak (<i>Quercus ilex</i>)	104.3	5.8
45	Common hawthorn (<i>Crataegus monogyna</i>)	4.5	1.2
47	Ash (<i>Fraxinus excelsior</i>)	8.2	1.6
48	Silver birch (<i>Betula pendula</i>)	69.3	4.7
49	Silver birch (<i>Betula pendula</i>)	28.3	3.0
50	Horse chestnut (<i>Aesculus hippocastanum</i>)	22.9	2.7
51	Wild cherry (<i>Prunus avium</i>)	36.7	3.4
52	Crab apple (<i>Malus sylvestris</i>)	10.2	1.8

Tree No.	Species	RPA (m ²)	RPA Radius (m)
53-54	Scarlet thorn (<i>Crataegus pedicellata</i>)	4.5	1.2
55	Honey locust (<i>Gleditsia triacanthos</i>)	28.3	3.0
56	Norway maple (<i>Acer platanoides</i>)	12.3	2.0
57	Wild cherry (<i>Prunus avium</i>)	55.4	4.2
58	Holm oak (<i>Quercus ilex</i>)	10.2	1.8
59	Sycamore (<i>Acer pseudoplatanus</i>)	6.5	1.4
60	Sycamore (<i>Acer pseudoplatanus</i>)	89.6	5.3
61	Wild cherry (<i>Prunus avium</i>)	18.1	2.4
62	Wild cherry (<i>Prunus avium</i>)	33.0	3.2
63	Holly (<i>Ilex aquifolium</i>)	30.6	3.1
64	Honey locust (<i>Gleditsia triacanthos</i>)	34.2	3.3
65	Spotted thorn (<i>Crataegus punctata</i>)	231.3	8.6
66	Goat willow (<i>Salix caprea</i>)	45.7	3.8
67	Holly (<i>Ilex aquifolium</i>)	10.2	1.8
68	Apple (<i>Malus domestica</i>)	87.6	5.3
69	Butterfly bush (<i>Buddleja davidii</i>)	29.4	3.1
70	Japanese cherry (<i>Prunus serrulata</i>)	2.5	0.9
71	Japanese cherry (<i>Prunus serrulata</i>)	7.1	1.5
72	Yunnan osmanthus (<i>Osmanthus yunnanensis</i>)	13.1	2.0
73	Ash (<i>Fraxinus excelsior</i>)	46.3	3.8
74	Common hawthorn (<i>Crataegus monogyna</i>)	21.9	2.6
75	Bastard service tree (<i>Sorbus X thuringiaca 'Fastigiata'</i>)	2.9	1.0
77-78	Myrobalan plum (<i>Prunus cerasifera</i>)	18.1	2.4
79-80	Purple plum (<i>Prunus cerasifera 'Pissardii'</i>)	67.1	4.6
81	Crab apple (<i>Malus X robusta 'Butterball'</i>)	29.4	3.1
82	Holly (<i>Ilex aquifolium</i>)	15.5	2.2
83	Box elder (<i>Acer negundo</i>)	110.8	5.9
84	Wild cherry (<i>Prunus avium</i>)	72.4	4.8
85	Horse chestnut (<i>Aesculus hippocastanum</i>)	104.5	5.8
86	Horse chestnut (<i>Aesculus hippocastanum</i>)	311.7	10.0
87	Horse chestnut (<i>Aesculus hippocastanum</i>)	127.1	6.4
88	True service tree (<i>Sorbus domestica</i>)	30.6	3.1
89	Bay (<i>Laurus nobilis</i>)	62.2	4.4
90	Common pear (<i>Pyrus communis</i>)	14.7	2.2
91	Common pear (<i>Pyrus communis</i>)	162.9	7.2
92-93	Holly (<i>Ilex aquifolium</i>)	43.8	3.7
94	Sycamore (<i>Acer pseudoplatanus</i>)	32.7	3.2
95	Yew (<i>Taxus baccata</i>)	91.6	5.4
96	English oak (<i>Quercus robur</i>)	162.9	7.2
97	Black mulberry (<i>Morus nigra</i>)	76.0	4.9
98	Wild cherry (<i>Prunus avium</i>)	33.7	3.3
99	Wild cherry (<i>Prunus avium</i>)	23.5	2.7
100	Horse chestnut (<i>Aesculus hippocastanum</i>)	479.4	12.4
101	Sycamore (<i>Acer pseudoplatanus</i>)	35.7	3.4
102	True service tree (<i>Sorbus domestica</i>)	10.9	1.9
103	Common privet (<i>Ligustrum vulgare</i>)	8.0	1.6
104-106	True service tree (<i>Sorbus domestica</i>)	29.4	3.1
107	True service tree (<i>Sorbus domestica</i>)	110.8	5.9
109	Sycamore (<i>Acer pseudoplatanus</i>)	57.1	4.3
110	True service tree (<i>Sorbus domestica</i>)	49.4	4.0
112	London plane (<i>Platanus X hispanica</i>)	131.9	6.5
113	Apple (<i>Malus domestica</i>)	26.1	2.9
114-115	European barberry (<i>Berberis vulgaris</i>)	20.0	2.5

Tree No.	Species	RPA (m²)	RPA Radius (m)
116	Ash (<i>Fraxinus excelsior</i>)	309.2	9.9
117	Common lime (<i>Tilia X europaea</i>)	124.7	6.3
118	Common lime (<i>Tilia X europaea</i>)	129.5	6.4
119	Common lime (<i>Tilia X europaea</i>)	185.3	7.7
120	Lombardy poplar (<i>Populus nigra 'Italica'</i>)	67.1	4.6
121	Red horse chestnut (<i>Aesculus X carnea</i>)	48.2	3.9
122	Lombardy poplar (<i>Populus nigra 'Italica'</i>)	342.4	10.4
123	Sweet chestnut (<i>Castanea sativa</i>)	46.3	3.8
124	Sycamore (<i>Acer pseudoplatanus</i>)	183.2	7.6
125	Black mulberry (<i>Morus nigra</i>)	120.6	6.2
126	Sycamore (<i>Acer pseudoplatanus</i>)	52.3	4.1
127	Sycamore (<i>Acer pseudoplatanus</i>)	52.3	4.1
128	Horse chestnut (<i>Aesculus hippocastanum</i>)	513.1	12.8
129	Horse chestnut (<i>Aesculus hippocastanum</i>)	334.6	10.3
130	Wild cherry (<i>Prunus avium</i>)	113.1	6.0
131	Copper beech (<i>Fagus sylvatica 'Purpurea'</i>)	131.9	6.5
132	English oak (<i>Quercus robur</i>)	254.5	9.0
133	Ash (<i>Fraxinus excelsior</i>)	84.2	5.2
134	Raywood ash (<i>Fraxinus angustifolia 'Raywood'</i>)	20.0	2.5
135-136	Sycamore (<i>Acer pseudoplatanus</i>)	33.0	3.2
137	Horse chestnut (<i>Aesculus hippocastanum</i>)	40.7	3.6
138	Sycamore (<i>Acer pseudoplatanus</i>)	163.4	7.2
139	Ash (<i>Fraxinus excelsior</i>)	6.5	1.4
140	Raywood ash (<i>Fraxinus angustifolia 'Raywood'</i>)	30.6	3.1
141	False acacia (<i>Robinia pseudoacacia</i>)	23.9	2.8
142	Sycamore (<i>Acer pseudoplatanus</i>)	21.9	2.6
143	Ash (<i>Fraxinus excelsior</i>)	40.7	3.6
144	Ash (<i>Fraxinus excelsior</i>)	55.4	4.2
145	Turkey oak (<i>Quercus cerris</i>)	4.5	1.2
146	Wild service tree (<i>Sorbus torminalis</i>)	8.2	1.6
147	Whitebeam (<i>Sorbus aria</i>)	36.7	3.4
148-151	Common hawthorn (<i>Crataegus monogyna</i>)	13.9	2.1
152	Japanese cherry (<i>Prunus serrulata</i>)	6.9	1.5
153	Sweet crab apple (<i>Malus coronaria</i>)	56.5	4.2
154	Crab apple (<i>Malus sylvestris</i>)	28.3	3.0
155	Goat willow (<i>Salix caprea</i>)	79.8	5.0
156	Midland hawthorn (<i>Crataegus laevigata</i>)	20.3	2.5
157	Common hawthorn (<i>Crataegus monogyna</i>)	40.7	3.6
158	Japanese cherry (<i>Prunus serrulata</i>)	72.4	4.8
159	Japanese cherry (<i>Prunus serrulata</i>)	34.2	3.3
161	Crack willow (<i>Salix fragilis</i>)	16.3	2.3
163	Japanese cherry (<i>Prunus serrulata</i>)	122.3	6.2
164-165	True service tree (<i>Sorbus domestica</i>)	17.2	2.3
166	Elder (<i>Sambucus nigra</i>)	40.7	3.6
167	Elder (<i>Sambucus nigra</i>)	55.4	4.2
168	Japanese cherry (<i>Prunus serrulata</i>)	21.9	2.6
170	Elder (<i>Sambucus nigra</i>)	30.3	3.1
171	Strawberry tree (<i>Arbutus unedo</i>)	80.1	5.1
172	Japanese cherry (<i>Prunus serrulata</i>)	10.9	1.9
173	True service tree (<i>Sorbus domestica</i>)	28.3	3.0
174	Laurustinus (<i>Viburnum tinus</i>)	5.8	1.4
175	Elder (<i>Sambucus nigra</i>)	91.6	5.4
176	Midland hawthorn (<i>Crataegus laevigata</i>)	34.8	3.3

Tree No.	Species	RPA (m ²)	RPA Radius (m)
177	True service tree (<i>Sorbus domestica</i>)	60.3	4.4
178	Holm oak (<i>Quercus ilex</i>)	52.3	4.1
180	Rowan (<i>Sorbus aucuparia</i>)	15.5	2.2
181	Papauma (<i>Griselinia littoralis</i>)	46.3	3.8
182	Crab apple (<i>Malus sylvestris</i>)	33.0	3.2
183	Silver birch (<i>Betula pendula</i>)	83.6	5.2
184	Crab apple (<i>Malus sylvestris</i>)	35.5	3.4
185	Apple (<i>Malus domestica</i>)	35.5	3.4
186	Myrobalan plum (<i>Prunus cerasifera</i>)	28.3	3.0
187	Japanese cherry (<i>Prunus serrulata</i>)	28.3	3.0
188	Hazel (<i>Corylus avellana</i>)	40.7	3.6
189	Exeter elm (<i>Ulmus glabra</i> 'Exoniensis')	23.9	2.8
190	Sycamore (<i>Acer pseudoplatanus</i>)	57.0	4.3
191	False acacia (<i>Robinia pseudoacacia</i>)	20.0	2.5
192	False acacia (<i>Robinia pseudoacacia</i>)	43.5	3.7
193	Silver birch (<i>Betula pendula</i>)	14.7	2.2
194	Japanese cherry (<i>Prunus serrulata</i>)	99.9	5.6
195	False acacia (<i>Robinia pseudoacacia</i>)	106.6	5.8
196	Elder (<i>Sambucus nigra</i>)	108.6	5.9
197-202	Various	106.4	5.8
203	Cockspur thorn (<i>Crataegus crus-galli</i>)	46.3	3.8
204	True service tree (<i>Sorbus domestica</i>)	129.5	6.4
205	True service tree (<i>Sorbus domestica</i>)	72.4	4.8
207-209	Crab apple (<i>Malus sylvestris</i>)	40.7	3.6
210	Common hawthorn (<i>Crataegus monogyna</i>)	38.0	3.5
211	Sycamore (<i>Acer pseudoplatanus</i>)	68.8	4.7
212	Sycamore (<i>Acer pseudoplatanus</i>)	78.8	5.0
213	Sycamore (<i>Acer pseudoplatanus</i>)	147.0	6.8
214	Sycamore (<i>Acer pseudoplatanus</i>)	11.6	1.9
215	Common pear (<i>Pyrus communis</i>)	74.2	4.9
216	Sycamore (<i>Acer pseudoplatanus</i>)	79.8	5.0
217	Wild cherry (<i>Prunus avium</i>)	68.6	4.7
218	Sycamore (<i>Acer pseudoplatanus</i>)	61.9	4.4
219	Holly (<i>Ilex aquifolium</i>)	83.6	5.2
220	Sycamore (<i>Acer pseudoplatanus</i>)	31.2	3.1
221	Horse chestnut (<i>Aesculus hippocastanum</i>)	124.7	6.3
222	Sycamore (<i>Acer pseudoplatanus</i>)	108.6	5.9
223	Common hawthorn (<i>Crataegus monogyna</i>)	68.8	4.7
224	Turkey oak (<i>Quercus cerris</i>)	141.9	6.7
226	Japanese cherry (<i>Prunus serrulata</i>)	55.4	4.2
227	Lombardy poplar (<i>Populus nigra</i> 'Italica')	247.7	8.9
230	Turkey oak (<i>Quercus cerris</i>)	131.9	6.5
231	English oak (<i>Quercus robur</i>)	179.6	7.6
232	Sycamore (<i>Acer pseudoplatanus</i>)	174.1	7.4
233	True service tree (<i>Sorbus domestica</i>)	136.8	6.6
234	Ash (<i>Fraxinus excelsior</i>)	152.2	7.0
235	Aspen (<i>Populus tremula</i>)	137.6	6.6
236-239	Aspen (<i>Populus tremula</i>)	124.7	6.3
240	Ash (<i>Fraxinus excelsior</i>)	58.6	4.3
300	Common pear (<i>Pyrus communis</i>)	46.3	3.8
301	Horse chestnut (<i>Aesculus hippocastanum</i>)	65.3	4.6
302	True service tree (<i>Sorbus domestica</i>)	14.7	2.2
303	Butterfly bush (<i>Buddleja davidii</i>)	20.9	2.6

Tree No.	Species	RPA (m ²)	RPA Radius (m)
304	Ash (<i>Fraxinus excelsior</i>)	67.1	4.6
305	Quebec hawthorn (<i>Crataegus submollis</i>)	9.5	1.7
306	True service tree (<i>Sorbus domestica</i>)	65.3	4.6
307	Common hawthorn (<i>Crataegus monogyna</i>)	25.0	2.8
308	Pride of India (<i>Koelreuteria paniculata</i>)	57.0	4.3
309	Horse chestnut (<i>Aesculus hippocastanum</i>)	162.9	7.2
310	Hybrid black poplar (<i>Populus X canadensis</i>)	113.1	6.0
311	Copper beech (<i>Fagus sylvatica</i> 'Purpurea')	139.3	6.7
312	Hybrid black poplar (<i>Populus X canadensis</i>)	157.5	7.1
313	Hybrid black poplar (<i>Populus X canadensis</i>)	430.1	11.7
314	Horse chestnut (<i>Aesculus hippocastanum</i>)	120.0	6.2
315	Ash (<i>Fraxinus excelsior</i>)	221.7	8.4
316	London plane (<i>Platanus X hispanica</i>)	241.1	8.8
317	Ash (<i>Fraxinus excelsior</i>)	358.3	10.7
318	Ash (<i>Fraxinus excelsior</i>)	245.7	8.8
319	Horse chestnut (<i>Aesculus hippocastanum</i>)	262.0	9.1
320-321	Purple plum (<i>Prunus cerasifera</i> 'Pissardii')	2.5	0.9
322	Apple (<i>Malus domestica</i>)	2.5	0.9
323-324	Various	2.5	0.9
325-327	Various	2.5	0.9
328-333	Various	2.5	0.9
334	Scarlet thorn (<i>Crataegus pedicellata</i>)	23.1	2.7
335	Black mulberry (<i>Morus nigra</i>)	2.5	0.9
336	Sweet chestnut (<i>Castanea sativa</i>)	0.9	0.5
337	Comice pear (<i>Pyrus Doyenne du Comice</i>)	0.9	0.5
338	Japanese cherry (<i>Prunus serrulata</i> 'Pink perfection')	0.9	0.5
339	Quince (<i>Cydonia oblonga</i>)	0.9	0.5
340	Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	0.9	0.5
341	Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	0.9	0.5
342	Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	0.9	0.5
343	Almond (<i>Prunus dulcis</i>)	0.9	0.5
344	Bastard service tree (<i>Sorbus X thuringiaca</i> 'Fastigiata')	0.9	0.5
345	Japanese cherry (<i>Prunus serrulata</i>)	0.9	0.5
346	Pear 'Conference' (<i>Pyrus communis</i> 'Conference')	0.9	0.5
347	Wild cherry (<i>Prunus avium</i>)	0.9	0.5
348	Apple (<i>Malus domestica</i>)	0.9	0.5
349	True service tree (<i>Sorbus domestica</i>)	4.5	1.2
G1	Holly (<i>Ilex aquifolium</i>)	6.0	1.4
G2	Sycamore (<i>Acer pseudoplatanus</i>)	22.9	2.7
G3	Various	33.0	3.2
G4	Horse chestnut (<i>Aesculus hippocastanum</i>)	68.8	4.7
G5	Various	10.2	1.8
G6	Leyland cypress (<i>X Cupressocyparis leylandii</i>)	14.7	2.2
G7	Various	57.0	4.3
G8	Various	14.7	2.2
G9	Various	18.1	2.4
G10	Various	33.0	3.2
G11	Stag's horn sumach (<i>Rhus typhina</i>)	2.9	1.0
G12	Holm oak (<i>Quercus ilex</i>)	3.7	1.1
G13	Ash (<i>Fraxinus excelsior</i>)	7.6	1.6
G14	Wild cherry (<i>Prunus avium</i>)	40.7	3.6
G15	Goat willow (<i>Salix caprea</i>)	7.1	1.5
G16	Various	14.7	2.2

Tree No.	Species	RPA (m²)	RPA Radius (m)
G17	Myrobalan plum (<i>Prunus cerasifera</i>)	14.7	2.2
G18	Silver birch (<i>Betula pendula</i>)	3.7	1.1
G19	Various	221.7	8.4
G20	Various	19.0	2.5
G21	Various	14.7	2.2
G22	Various	11.6	1.9
G23	Japanese cherry (<i>Prunus serrulata</i>)	72.4	4.8
G24	Various	254.5	9.0
G25	Various	21.9	2.6
G26	Sycamore (<i>Acer pseudoplatanus</i>)	23.9	2.8
G27	Sycamore (<i>Acer pseudoplatanus</i>)	122.3	6.2
G28	Ash (<i>Fraxinus excelsior</i>)	58.6	4.3
G29	Various	113.1	6.0
G30	Various	40.7	3.6
G31	Himalayan birch (<i>Betula utilis</i> 'Jacquemontii')	14.7	2.2
G32	Various	72.4	4.8
G33	Various	10.2	1.8
G34	Various	3.3	1.0
G35	Hazel (<i>Corylus avellana</i>)	32.7	3.2

Appendix 2:
Determination of Magnitude of Impacts

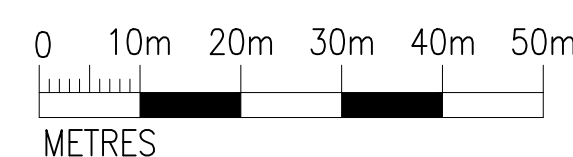
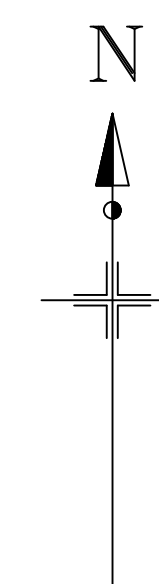
Appendix 2

Determination of Magnitude of Impacts

(Based on DETR (2000) *Guidance on the Methodology for Multi-Modal studies*, as modified and extended; cited at Appendix 6 to The Landscape Institute/Institute of Environmental Management & Assessment (2002), *Guidelines for Landscape and Visual Impact Assessment* (2nd Edition).

Magnitude	Typical Criteria
<i>High</i>	Total loss of or major alteration of key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
<i>Medium</i>	Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
<i>Low</i>	Minor loss or alteration to one or more key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
<i>Negligible</i>	Very minor loss or alteration to one or more key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that are not uncharacteristic with the surrounding landscape – approximating the ‘no change’ situation.

Appendix 3:
Tree Locations Plan

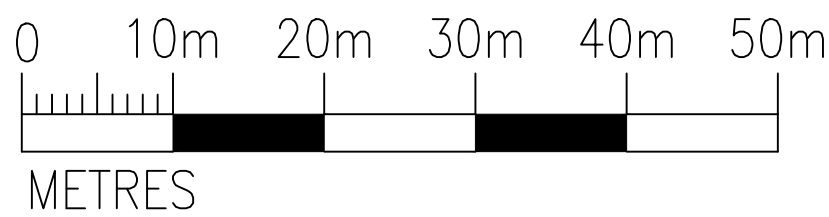


1 : 750 @A1

Simon Jones Associates Ltd.

Project:		St. Ann's Hospital, Haringey	
Client:		Barnet, Enfield and Haringey NHS	
Drawing:		TREE LOCATIONS	
Drawing No:	SJA TL 13120-01 (Entire)	Revision No:	
Based On:		Topographical survey	
Drawn By:	BMO	Date:	July 2013
Tel:(01737) 813058	Fax:(01737) 816140	Scale: 1: 750 @ A1	
Tree nos.: ● 226		Category 'U' trees:	● [227]
TPO trees:		TPO T8	TPO woodland boundary:
		TPO W1	
<small>For further information refer to the SJA Tree Schedule Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. Simon Jones Associates cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2013. This drawing is copyright and may not be used or changed without the written consent of Simon Jones Associates.</small>			

Appendix 4:
Tree Protection Plan

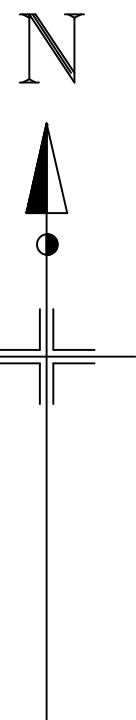


1 : 500 @A1

Proposed hard surfacing to be founded
no deeper than base of existing soil
beneath not to be disturbed

Protective fencing as per
BS5837; see inset panel

Protective fencing as per
BS5837; see inset panel



Summary of arboricultural impacts for detailed application: (For details, see below)

Impact	No. of Trees
Trees to be removed	48
Trees where manual excavation needed within RPAs	11
Trees where above soil surfacing needed within RPAs	1
Trees that will require pruning (individuals and groups)	3

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	4
C	31	U	13

Trees to be Removed (Category 'A' or 'B' specimens)

No.	Species	Category
2	Black mulberry	B
24	Scarlet thorn	B
60	Sycamore	B
334	Scarlet thorn	B

Trees that require manual excavation within RPAs

No.	Species	Type of structure
97	Black mulberry	Access road

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
2	Black mulberry	Parking area
5	Judas tree	Footpath
9	False acacia	Footpath
13	Sycamore	Footpath
22	Silver lime	Footpath
91	Common pear	Access path
96	English oak	Footpath
97	Black mulberry	Footpath
100	Horse chestnut	Footpath & play area
101	Sycamore	Footpath
171	Strawberry tree	Parking bay

Trees that will require pruning

No.	Species	Works (Outline only)
22	Silver lime	Crown lift to obtain 2.5m clearance above proposed footpath
91	Sycamore	Crown lift to obtain 2.5m clearance above proposed footpath
G35	Hazel	Coppice

Pruning is to be undertaken in accordance with the British Standard BS3837:2012, Recommendations for Tree Work BS3837:2012. Climbing irons or spikes are not to be used whilst pruning trees.

Summary of arboricultural impacts for outline application: (For details, see below)

Impact	No. of Trees
Trees to be removed	100

Total numbers of trees to be removed

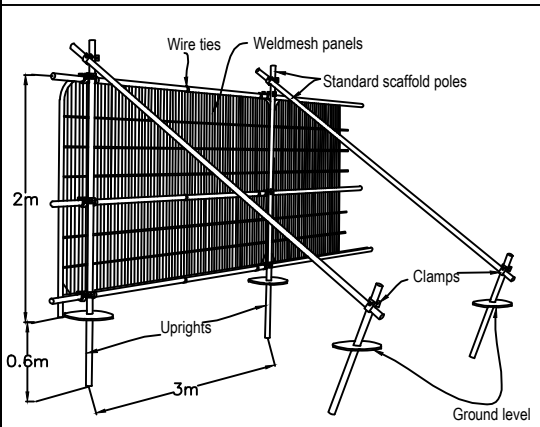
Category	No. of trees	Category	No. of trees
A	0	B	7
C	82	U	11

Trees to be Removed (Category 'A' or 'B' specimens)

No.	Species	Category
53 & 54	Scarlet thorn	B
164 & 165	True service tree	B
195	False acacia	B
197	False acacia	B
199	False acacia	B

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts supporting standard anti-climb 'Hera's' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm. Individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837:2012, Section 6.2.2 & Figure 2.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piling, and deepening excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837:2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, nailed together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - 'Tensar' or similar) and pinned to the ground with steel pins to prevent movement. For wheeled or tracked traffic: temporary aluminium roadway ('Trackway' or similar), interlocking polyethylene tread boards ('Ground-Guards' or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:
1. Location of protective fencing and ground protection.
2. Lifting/excavation of existing hard surfaces.
3. Excavation/demolition of existing foundations.
4. Construction of above-ground hard surfacing.
5. All excavations, whether for proposed foundations, hard surfacing, or underground services.

Simon Jones Associates Ltd.

Project: St. Ann's Hospital, Haringey

Client: Barnet, Enfield and Haringey NHS

Drawing: TREE PROTECTION PLAN

Drawing No: SJA TPP 13120-01: East Revision No:

Based On: Broadway Malvan, drawing no. 28076-L-90-001

Drawn By: MFR Date: Sept 2013 Scale: 1:500 @ A1

Tel: 01737 813058 Fax: 01737 816140 sja@sjaattrees.co.uk

Tree nos.: 10 Category 'U' trees: 15 Categories of trees to be retained:

Category 'A' RPA: Category 'B' RPA: Category 'C' RPA:

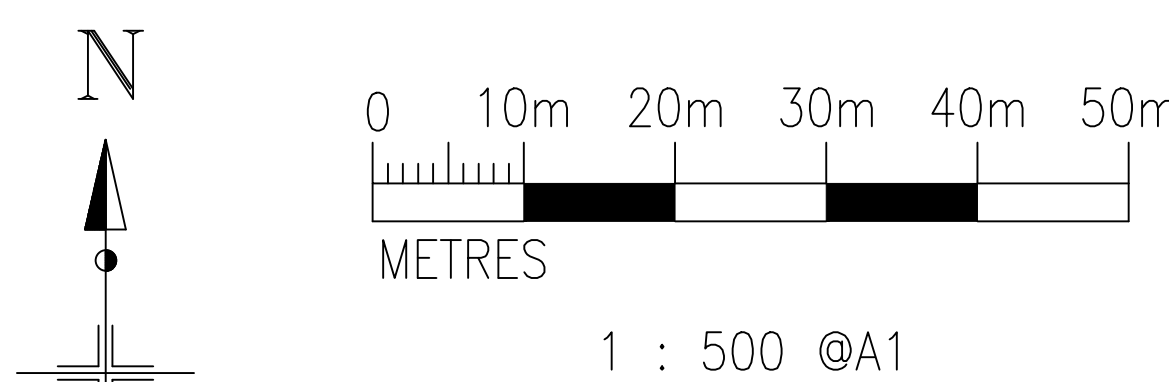
Protective fencing: Ground protection: Indicative pruning line:

Above soil surfacing: Manual excavation:

For further information refer to the SJA Tree Schedule. Do not scale from this drawing please check all dimensions on site, and notify us of any discrepancies. Simon Jones Associates Ltd. cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and does not constitute a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, with any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.



Summary of arboricultural impacts for detailed application:
(For details, see below)

Impact	No. of trees
Trees to be removed	48
Trees where manual excavation needed within RPAs	11
Trees where above soil surfacing needed within RPAs	1
Trees that will require pruning (individuals and groups)	3

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	4
C	31	U	13

Trees to be Removed
(Category 'A' or 'B' specimens)

No.	Species	Category
2	Black mulberry	B
24	Scarlet thorn	B
60	Sycamore	B
334	Scallop shell	B

Trees that require manual excavation within RPAs

No.	Species	Type of structure
97	Black mulberry	Access road

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
2	Black mulberry	Parking area
5	Judas tree	Footpath
9	False acacia	Footpath
13	Sycamore	Footpath
22	Silver lime	Footpath
91	Common pear	Access path
96	English oak	Footpath
97	Black mulberry	Footpath & play area
100	Horse chestnut	Footpath & play area
101	Sycamore	Footpath
171	Strawberry tree	Parking bay

Trees that will require pruning

No.	Species	Works (Outline only)
22	Silver lime	Crown lift to obtain 2.5m clearance above proposed footpath
101	Sycamore	Crown lift to obtain 2.5m clearance above proposed footpath
G35	Hazel	Coppice

Pruning is to be undertaken in accordance with the British Standard BS3998:2010. Climbing vines or epiphytes are not to be used whilst pruning trees.

Summary of arboricultural impacts for outline application:
(For details, see below)

Impact	No. of trees
Trees to be removed	100

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	7
C	82	U	11

Trees to be Removed
(Category 'A' or 'B' specimens)

No.	Species	Category
53 & 54	Scarlet thorn	B
164	True service tree	B
195	False acacia	B
197	False acacia	B
199	False acacia	B

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site boarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts supporting standard anti-climb 'Hera' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm. Individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut clearly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled, and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing if it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - 'Tensar' or similar) and pinned to the ground with steel pins to prevent movement. For wheeled or tracked traffic: temporary aluminium roadway ('Trackway' or similar), interlocking polyethylene tread boards ('Ground-Guards' or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

- Location of protective fencing and ground protection.
- Lifting/excavation of existing hard surfaces.
- Excavation/demolition of existing foundations.
- Construction of above-ground hard surfacing.
- All excavations, whether for proposed foundations, hard surfacing, or underground services.

Simon Jones Associates Ltd.

Project: St Ann's Hospital, Haringey

Client: Barnet, Enfield and Haringey NHS

Drawing: TREE PROTECTION PLAN

Drawing No: SJA TPP 13120-01: West Revision No:

Based On: Broadway Malayan, drawing no. 28079-L-90-001

Drawn By: MFR Date: Sept 2013 Scale: 1: 500 @ A1

Tel: 01737 813058 Fax: 01737 816140 sja@sja.co.uk

Tree nos.: 10 Category 'U' trees Categories of trees to be retained: 15

Category 'A' RPA: Category 'B' RPA: Category 'C' RPA: Category 'U' RPA:

Trees to be removed: 19 Protective fencing: Ground protection: Indicative pruning line:

Above soil surfacing: Manual excavation: Indicative pruning line:

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