



Landmark Trees

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#### TREE CONSTRAINTS REPORT:

The Hillingdon Hospitals NHS Foundation Trust  
Pield Heath Roadd  
Uxbridge  
UB8 3NN

#### REPORT PREPARED FOR:

Hillingdon Hospital  
Pield Heath Road  
Uxbridge  
UB8 3NN

#### REPORT PREPARED BY

Adam Hollis  
MSc ARB MICFor FArbor A MRICS C Env

Ref: HFT/THH/TCR/01

Date: 5<sup>th</sup> February 2021

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## Caveats

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report. It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during a survey they will of course appear in the report.

A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

Tree works recommendations are found in the Appendices to this report. It is assumed, unless otherwise stated ("ASAP" or "Option to") that all husbandry recommendations will be carried out within 6 months of the report's first issue. Clearly, works required to facilitate development will not be required if the application is shelved or refused. However, necessary husbandry work should not be shelved with the application and should be brought to the attention of the person responsible, by the applicant, if different. Under the Occupiers Liability Act of 1957, the owner (or his agent) of a tree is charged with the due care of protecting persons and property from foreseeable damage and injury.' He is responsible for damage and/or nuisance arising from all parts of the tree, including roots and branches, regardless of the property on which they occur. He also has a duty under The Health and Safety at Work Act 1974 to provide a safe place of work, during construction. Tree works should only be carried out with local authority consent, where applicable.

Inherent in a tree survey is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc.) may be affected.

## 1. INTRODUCTION

### 1.1 Terms of reference

- 1.1.1 LANDMARK TREES were asked by The Hillingdon Hospitals NHS Foundation Trust, to undertake an arboricultural planning survey of the site: Hillingdon Hospital, Pield Heath Roadd, Uxbridge UB8 3NN. The report is to inform proposals for a planning application.
- 1.1.2 The proposals under consideration at this time are unknown to Landmark Trees in detail or plan. Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible with the constraints plan informing the evolution of design.
- 1.1.3 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 20 years experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture.

### 1.2 Drawings supplied

- 1.2.1 The drawing supplied by the client and relied upon Landmark Trees in the formulation of our survey plans are:  
Existing site survey: ISSUED PRELIM SURVEY 2d\*

\*In the absence of a full topographical survey, tree positions may be approximate only.

### 1.3 Scope of survey

- 1.3.1 As Landmark Trees' (LT) arboricultural consultant, Kim Dear & Adam Hollis surveyed the trees on site between November 2020 and January 2021, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the site, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837:2012].
- 1.3.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were SURVEYED on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). LT have not taken any samples for analysis and the trees were not climbed, but inspected from ground level.
- 1.3.3 A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.
- 1.3.4 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

### 1.4 Survey data & report layout

- 1.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to this report.
- 1.4.2 A site plan identifying the surveyed trees, based on the client's drawings / topographical survey is provided in Appendix 3.
- 1.4.3 This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPA's), tree canopies and shade constraints, (from BS5837: 2012) overlain onto it. These constraints can then be overlain in turn onto the client's, forthcoming proposals to create a further Arboricultural Impact Assessment Plan and Report for planning purposes.

## 1.5 Survey findings and Arboricultural Implications

- 1.5.1 There are 192 trees on or around the site, of which 6 are category\* A (High Quality) 77 are category B (Moderate Quality), 103 are category C (Low Quality) and 6 are category U (Poor Quality).
- 1.5.2 Only moderate quality trees and above are significant material constraints on development. However, low quality trees comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting is generally considered appropriate.
- 1.5.3 A number of trees (see Figure 1 below) are subject to Tree Preservation Orders. It is a criminal offence to prune, damage or fell such trees without permission from the local authority.

\*page 9 of: [British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London](https://www.bsi.org.uk/standards/trees-in-relation-to-design-demolition-and-construction-BS-5837-2012)

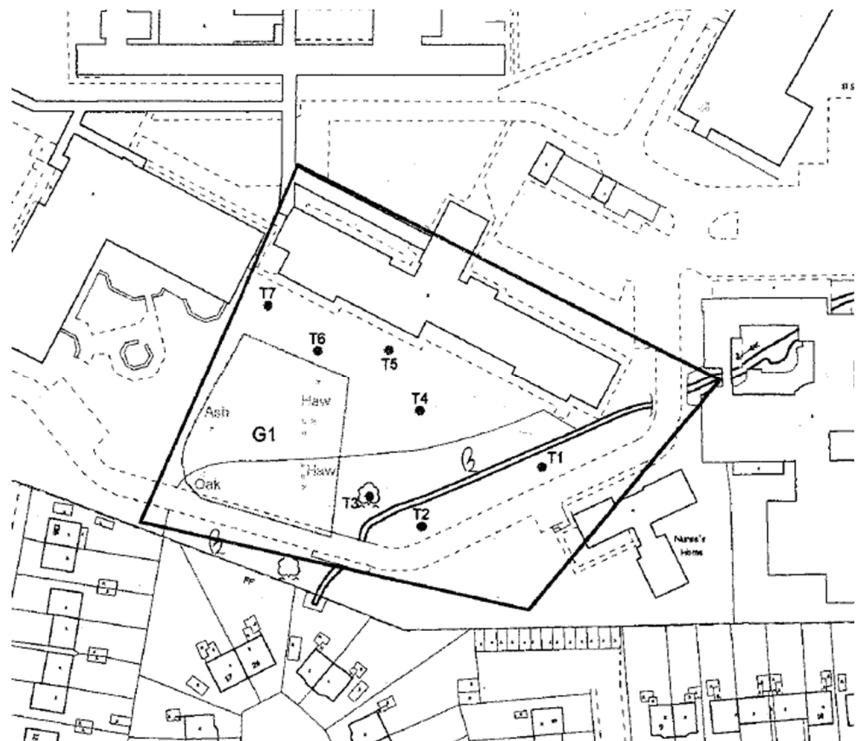


Figure 1: Trees on site protected by TPO 625

## APPENDIX 1

### TREE SCHEDULE - Notes for Guidance

#### Notes for Guidance:

1. Height describes the approximate height of the tree measured in metres from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in metres of crown clearance above adjacent ground level.
4. Stem Diameter (Dm) is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. BS 5837:2012 formula (Section 4.6) used to calculate diameter of multi-stemmed trees. Stem Diameter may be estimated where access is restricted and denoted by '#'.
5. Protection Multiplier is 12 and is the number used to calculate the tree's protection radius and area.
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2012 section 4.5) and refers to tree/group quality and value; 'A' – High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for retention. The following colouring has been used on the site plans:
  - High Quality (A) (Green),
  - Moderate Quality (B) (Blue),
  - Low Quality (C) (Grey),
  - Unsuitable for Retention (U) (Red)
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.



**Site:** Hillingdon Hospital  
**Date:** 11/11/20 & 20/01/21

## Appendix 1

### BS5837 Tree Constraints Survey Schedule

**Landmark Trees Ltd**  
**020 7851 4544**  
**Surveyor(s):** Kim Dear & Adam Hollis  
**Ref:** HFT\_THH\_TCR

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Plane, London	15	5786	4.0	790	Mature	9.5	Normal	Good	B	2	20+	minor deadwood over carpark
2	Sycamore	9	4242	2.0	300	Semi-mature	3.6	Moderate	Fair	C	2	20+	Ivy clad Suppressed by nearby tree growing on stream bank
3	Elder	2	1111	0.0	90	Young	1.1	Moderate	Fair	C	2	10+	
4	Yew, Common	9	0131	2.0	450	Early Mature	5.4	Moderate	Fair	C	2	20+	Ivy clad Suppressed by nearby tree
5	Yew, Common	9	2424	2.0	500	Early Mature	6.0	Moderate	Fair	C	2	20+	Ivy clad
6	Holly	8	3333	0.0	280	Early Mature	3.4	Normal	Good	C	2	20+	



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7	Rowan	3	3022	0.5	200	Early Mature	2.4	Moderate	Poor	U		<10	fallen
8	Sycamore	10	4554	3.0	262	Early Mature	3.1	Normal	Fair	C	2	20+	Ivy clad
9	Dawn Redwood	21	4444	3.0	1200	Mature	14.4	Moderate	Fair	B	2	20+	A sparser than normal canopy Ivy clad
10	Sycamore	8	3333	2.0	145	Semi-mature	1.7	Normal	Fair	C	2	20+	Ivy clad
11	Oak, English	16	7688	5.0	550	Mature	6.6	Normal	Good	B	2	>40	Ivy clad Deadwood (minor) throughout crown
12	Cedar of Lebanon	23	12,15,1 4,16	8.0	1730	Mature	20.8	Normal	Good	A	1	>40	some deadwood



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13	Oak, English	6	5655	2.0	400	Early Mature	4.8	Normal	Fair	B	2	20+	lost leader, flattened crown
14	Oak, English	18	8,7,12,1 1	3.0	1600	Mature	19.2	Normal	Good	A	2	>40	Ivy clad
15	Yew, Common	6	1223	1.0	200	Semi-mature	2.4	Normal	Fair	C	2	>40	
16	Yew, Common	6	1322	2.0	250	Early Mature	3.0	Normal	Fair	C	2	20+	
17	Yew, Common	7	3424	2.0	450	Early Mature	5.4	Normal	Fair	C	2	>40	
18	Sycamore	9	2224	3.0	300	Semi-mature	3.6	Moderate	Fair	C	2	10+	A sparser than normal canopy Ivy clad



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19	Sycamore	9	3554	3.0	400	Early Mature	4.8	Normal	Fair	C	2	20+	Ivy clad
20	Beech, Common	9	3443	3.0	400	Early Mature	4.8	Moderate	Fair	C	2	20+	Ivy clad
21	Oak, Turkey	13	2725	3.0	480	Early Mature	5.8	Normal	Fair	B	2	>40	Leaning (slightly)
22	Holly	7	3333	0.5	225	Early Mature	2.7	Moderate	Fair	C	2	20+	
23	Sycamore	9	4535	3.0	330	Early Mature	4.0	Normal	Good	B	2	>40	slight lean
24	Sycamore	10	5445	2.5	555	Mature	6.7	Normal	Good	B	2	20+	Ivy clad bifurcated



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25	Lime, Common	8	3233	3.5	272	Semi-mature	3.3	Moderate	Fair	C	2	20+	
26	Oak, English	10	3655	2.5	1225	Post-Mature	14.7	Moderate	Fair	B	2	20+	Decay in trunk Decay fungi present on trunk/roots residue at base, hollow, has been reduced
27	Maple, variety	7	2323	2.0	234	Semi-mature	2.8	Moderate	Fair	C	2	20+	
27a	Sycamore	8	5545	3.0	345	Early Mature	4.1	Normal	Good	B	2	>40	Ivy clad
28	Holly	8	3223	2.5	160	Semi-mature	1.9	Normal	Fair	C	2	20+	Ivy clad
29	Sycamore	8	4446	3.5	365	Early Mature	4.4	Normal	Good	B	2	>40	Deadwood (minor) throughout crown



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30	Oak, English	18	12,13,8, 14	5.0	1725	Mature	20.7	Normal	Good	A	2	>40	
31	Oak, English	8	3324	3.5	235	Semi-mature	2.8	Moderate	Fair	C	2	20+	Suppressed by nearby tree
32	Cypress, Lawson	10	2222	1.0	280	Mature	3.4	Normal	Fair	C	2	20+	
33	Chestnut, Sweet	7	2312	3.0	290	Early Mature	3.5	Normal	Fair	C	2	20+	
34	Holly	7	3333	1.0	200	Early Mature	2.4	Normal	Fair	C	2	20+	
35	Cypress, Lawson	8	1111	2.0	219	Semi-mature	2.6	Moderate	Fair	C	2	10+	topped



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36	Cypress, Lawson	11	2222	1.5	325	Early Mature	3.9	Normal	Fair	C	2	20+	
37	Cherry, Wild (Gean)	7	3332	2.5	212	Semi-mature	2.5	Normal	Fair	C	2	20+	
38	Apple, Crab	6	1.5,1.5, 1.5,1.5	3.0	200	Semi-mature	2.4	Normal	Fair	C	2	20+	
39	Sycamore	9.5	6554	4.0	550	Mature	6.6	Moderate	Fair	C	2	20+	epicormic
g40	Mixed Broadleaves	5	1221	0.5	150	Semi-mature	1.8	Normal	Fair	C	2	20+	hazel, maple, shrub border
g41	Mixed Broadleaves	5	1111	0.5	100	Semi-mature	1.2	Normal	Fair	C	2	20+	hazel, maple, willow shrub border



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g42	Mixed Broadleaves	8	2112	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	20+	poplar, hazel, ash, maple. along boundary, some tagged
43	Apple, Crab	6	1111	2.0	90	Young	1.1	Moderate	Fair	C	2	20+	
44	Prunus	4	1111	2.0	70	Young	0.8	Moderate	Fair	C	2	20+	
45	Lime, Common	19	2333	2.5	500	Mature	6.0	Moderate	Fair	C	2	20+	Deadwood throughout crown Ivy clad deadwood over path
46	Lime, Common	10	2212	2.0	230	Semi-mature	2.8	Moderate	Fair	C	2	20+	Ivy clad Suppressed by nearby tree
47	Lime, Common	12	2221	2.0	320	Semi-mature	3.8	Moderate	Fair	C	2	20+	Deadwood (minor) throughout crown Leaning (slightly) ivy covered



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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
48	False Acacia	11	0242	3.0	300	Semi-mature	3.6	Moderate	Fair	C	2	20+	Ivy clad Leaning (slightly)
49	False Acacia	12	3243	4.5	350	Early Mature	4.2	Normal	Good	B	2	20+	Ivy clad Deadwood (minor) throughout crown
50	Oak, Turkey	9	4234	3.0	230	Semi-mature	2.8	Normal	Fair	C	2	>40	Ivy clad Leaning (slightly)
51	Lime, Common	12.5	2222	3.0	500	Early Mature	6.0	Moderate	Fair	C	2	20+	Die-back (minor) Deadwood throughout crown remove deadwood
52	Chestnut, Sweet	12	4566	4.0	650	Mature	7.8	Moderate	Fair	B	2	20+	Deadwood throughout crown Ivy clad
53	Oak, Holm	9	1677	3.0	323	Early Mature	3.9	Moderate	Fair	C	2	20+	Multi stem habit/weakness Ivy clad bark damage



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54	Oak, Holm	7	0321	2.0	315	Early Mature	3.8	Moderate	Fair	C	2	20+	Leaning (slightly) Broken branches
55	Holly	6	1122	0.5	198	Semi-mature	2.4	Moderate	Fair	C	2	10+	Suppressed by nearby tree
56	Holly	7	2222	2.5	375	Early Mature	4.5	Moderate	Fair	C	2	20+	outside boundary fence alongside public pavement
g57	Mixed Broadleaves	8	1211	2.0	200	Semi-mature	2.4	Moderate	Fair	C	2	20+	sorbus, elm. remove dead elm.
58	Oak, Turkey	12	4154	3.0	330	Early Mature	4.0	Normal	Fair	B	2	20+	Ivy clad
59	Chestnut, Horse	17	6577	2.0	1040	Mature	12.5	Moderate	Fair	C	2	<10	Honey fungus at base Leaning (slightly) broken out limb, leans towards road



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60	Holly	6	2222	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	20+	
61	Holly	8	3222	2.0	225	Semi-mature	2.7	Normal	Fair	C	2	20+	Ivy clad
g62	Mixed Broadleaves	5	1122	1.0	150	Semi-mature	1.8	Poor	Poor	U		<10	holly and dead elm
63	Chestnut, Horse	17	5665	3.0	600	Mature	7.2	Normal	Fair	B	2	20+	Ivy clad bark wound
64	Oak, Turkey	13	5243	4.5	400	Early Mature	4.8	Moderate	Fair	B	2	20+	Leaning (slightly)
65	Oak, Turkey	11	4214	5.0	300	Semi-mature	3.6	Moderate	Fair	C	2	20+	Ivy clad



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66	False Acacia	8	3113	2.0	205	Semi-mature	2.5	Moderate	Fair	C	2	10+	Deadwood (minor) throughout crown
67	Holly	5	2222	1.5	90	Semi-mature	1.1	Normal	Fair	C	2	20+	
68	Oak, Turkey	21	6563	4.0	875	Mature	10.5	Normal	Good	B	2	>40	Ivy clad
69	Holly	4	1111	2.0	107	Young	1.3	Moderate	Fair	C	2	10+	
70	Oak, Turkey	22	6847	6.5	975	Mature	11.7	Normal	Good	B	2	>40	Deadwood (minor) throughout crown
71	Holly	5	1.5,111	2.0	225	Semi-mature	2.7	Poor	Poor	U		<10	



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g72	Holly	5	1111	1.5	85	Semi-mature	1.0	Moderate	Fair	C	2	10+	
g73	Mixed Broadleaves	9	3323	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	20+	holly, oak,
74	Holly	6	2212	2.5	369	Early Mature	4.4	Normal	Fair	C	2	20+	Ivy clad
75	Holly	6.5	2122	3.0	228	Early Mature	2.7	Moderate	Fair	C	2	<10	A sparser than normal canopy
76	Holly	8	2221	3.0	200	Early Mature	2.4	Normal	Fair	C	2	20+	
77	Holly	8	3212	3.0	300	Early Mature	3.6	Normal	Fair	C	2	20+	



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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
78	Holly	8	3113	3.0	250	Early Mature	3.0	Normal	Fair	C	2	20+	
g79	Mixed Broadleaves	6	1111	0.5	125	Semi-mature	1.5	Normal	Fair	C	2	20+	holly, oak, mixed shrubs
g80	Holly	6	2212	3.0	135	Semi-mature	1.6	Moderate	Fair	C	2	<10	A sparser than normal canopy Ivy clad
81	Holly	9	4233	3.0	490	Mature	5.9	Normal	Fair	C	2	20+	bifurcated 2 m
g82	Mixed Broadleaves	7	3221	2.0	145	Semi-mature	1.7	Normal	Fair	C	2	20+	holly, yew, laurel
83	False Acacia	9	3233	2.0	185	Semi-mature	2.2	Normal	Good	B	2	20+	



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### BS5837 Tree Constraints Survey Schedule

**Landmark Trees Ltd**  
**020 7851 4544**  
**Surveyor(s):** Kim Dear & Adam Hollis  
**Ref:** HFT\_THH\_TCR

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
83a	Bay, Laurel	4	2222	0.0	150	Semi-mature	1.8	Normal	Fair	C	2	10+	
84	Ash, Common	12	3343	2.0	230	Early Mature	2.8	Moderate	Fair	C	2	20+	Broken branches Suppressed by nearby tree
85	Maple, Norway	9	6555	2.5	310	Early Mature	3.7	Normal	Fair	B	2	20+	bark wound
86	Maple, Norway	9.5	3444	3.0	340	Early Mature	4.1	Normal	Fair	B	2	20+	
87	Maple, Norway	7	3223	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	20+	
88	Birch, Silver	9	3233	2.0	160	Semi-mature	1.9	Normal	Good	B	2	>40	



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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
89	Cypress, Lawson	10	2222	1.0	390	Mature	4.7	Normal	Good	C	2	20+	
g90	Mixed Conifers	5	2122	1.0	200	Semi-mature	2.4	Normal	Fair	C	2	20+	yew, holly
91	Maple, variety	7	3332	2.0	180	Semi-mature	2.2	Normal	Fair	C	2	20+	
92	Cherry, Bird	8	2322	3.0	180	Early Mature	2.2	Normal	Good	B	2	20+	
93	Birch, Himalayan	10	3333	2.5	210	Early Mature	2.5	Normal	Good	B	2	>40	paper bark
94	Stag's Horn Sumach	5	3122	1.0	150	Early Mature	1.8	Moderate	Fair	C	2	10+	



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95	Oak, English	16	7665	4.0	1010	Mature	12.1	Normal	Fair	B	2	>40	Ivy clad crown has been reduced
96	Holly	6	2232	2.0	400	Early Mature	4.8	Moderate	Fair	C	2	20+	multi stem
96a	Ash, Common	11	3222	4.0	346	Semi-mature	4.2	Moderate	Fair	C	2	20+	3 close self seeded
97	Ash, Common	16	4654	3.0	729	Mature	8.8	Normal	Fair	B	2	20+	trifurcated on stream bank
98	Ash, Common	15	7464	5.0	600	Mature	7.2	Normal	Good	B	2	>40	Ivy clad
99	Oak, English	16	10,998	5.0	1900	Mature	22.8	Normal	Good	A	1	>40	old pruning wounds



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100	Apple, Cultivated	8	4344	2.0	350	Mature	4.2	Normal	Good	C	2	20+	Remote survey only (RS)
101	Ash, Common	10	2552	4.0	270	Semi-mature	3.2	Normal	Fair	C	2	10+	Deadwood (minor) throughout crown Leaning (slightly)
102	Ash, Common	14	2334	2.0	800	Post-Mature	9.6	Moderate	Fair	B	2	20+	recent reduction, on stream edge
g10 3	Hawthorn, Common	6	1221	2.0	150	Mature	1.8	Moderate	Fair	C	2	10+	
104	Hawthorn, Common	6	2331	2.0	145	Mature	1.7	Moderate	Fair	C	2	10+	Leaning (significantly) leans East over stream
g10 5	Ash, Common	12	3332	4.0	190	Semi-mature	2.3	Moderate	Fair	C	2	20+	group 5 self seeded



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g10 6	Ash, Common	9	2222	3.0	175	Semi-mature	2.1	Moderate	Fair	C	2	<10	group 2 elm, 1 ash alongside stram
107	Ash, Common	10	3454	4.0	480	Early Mature	5.8	Moderate	Fair	C	2	20+	Ivy clad Leaning (slightly) poor sucker growth
g10 8	Hawthorn, Common	6	3322	2.5	200	Early Mature	2.4	Moderate	Fair	C	2	20+	
g10 9	Mixed Broadleaves	9	2333	2.5	200	Semi-mature	2.4	Moderate	Fair	C	2	20+	group ash, hawthorn
110	Oak, English	15	6675	5.0	610	Mature	7.3	Normal	Good	B	2	>40	Deadwood (minor) throughout crown Ivy clad
111	Oak, English	16	8776	5.0	841	Mature	10.1	Normal	Good	B	2	>40	remove deadwood over carpark



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112	Oak, English	17	5551	4.0	500	Early Mature	6.0	Moderate	Fair	C	2	20+	Deadwood (minor) throughout crown Leaning (slightly) weak fork
113	Ash, Common	14	4451	7.0	500	Mature	6.0	Dead	Poor	U		<10	
114	Oak, English	16	6352	5.5	530	Early Mature	6.4	Normal	Fair	B	2	20+	Deadwood (minor) throughout crown
115	Oak, English	16	8357	4.0	650	Mature	7.8	Normal	Good	B	2	>40	Deadwood throughout crown remove deadwood
116	Oak, English	16	1434	6.0	400	Semi-mature	4.8	Moderate	Fair	C	2	10+	Suppressed by nearby tree
117	Oak, English	16	6352	4.0	440	Early Mature	5.3	Normal	Good	B	2	>40	Deadwood (minor) throughout crown Ivy clad



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118	Oak, English	12	5152	3.0	450	Early Mature	5.4	Moderate	Fair	C	2	20+	Ivy clad leans north
119	Oak, English	23	5677	8.0	640	Mature	7.7	Normal	Fair	B	2	20+	Deadwood (minor) throughout crown Ivy clad
120	Oak, English	18	4323	6.0	275	Semi-mature	3.3	Moderate	Fair	C	2	20+	Deadwood (minor) throughout crown
121	Oak, English	20	6566	5.5	600	Mature	7.2	Moderate	Fair	B	2	20+	Leaning (slightly) Deadwood (minor) throughout crown
122	Oak, English	10	3361	3.0	590	Mature	7.1	Moderate	Fair	C	2	20+	Deadwood (minor) throughout crown Ivy clad leans over garden
123	Oak, English	18	6685	4.0	900	Mature	10.8	Normal	Good	B	2	>40	Deadwood (minor) throughout crown bifurcated at 2 m



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124	Ash, Common	20	9998	5.0	890	Mature	10.7	Normal	Good	B	2	20+	Ivy clad Deadwood (minor) throughout crown
125	Oak, English	22	9910,7	5.0	770	Mature	9.2	Normal	Good	B	2	>40	Deadwood (minor) throughout crown
126	Oak, English	19	8897	5.0	700	Mature	8.4	Normal	Good	B	2	>40	
127	Oak, English	20	6,11,7,9	5.0	1050	Mature	12.6	Normal	Good	B	2	20+	woodpecker damage at 12 m
128	Oak, English	22	7356	7.0	500	Early Mature	6.0	Normal	Fair	B	2	20+	
129	Oak, English	22	7466	7.0	490	Early Mature	5.9	Normal	Fair	B	2	20+	



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130	Ash, Common	23	7858	6.0	0	Mature	0.0	Normal	Fair	B	2	20+	Deadwood (minor) throughout crown
131	Ash, Common	22	8,10,8,10	8.0	715	Mature	8.6	Moderate	Fair	B	2	20+	bifurcated
132	Plane, London	11	5466	3.5	400	Early Mature	4.8	Normal	Good	B	2	>40	
133	Plane, London	12	3583	3.0	500	Early Mature	6.0	Normal	Fair	B	2	>40	
134	Hawthorn, Common	7	1250	2.0	450	Post-Mature	5.4	Poor	Poor	U		<10	
135	Lime, Common	18	9666	7.0	600	Mature	7.2	Normal	Good	B	2	20+	Ivy clad



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136	Ash, Common	10	3334	2.0	280	Semi-mature	3.4	Normal	Fair	B	2	20+	
137	Ash, Common	9	4243	3.0	260	Semi-mature	3.1	Normal	Fair	B	2	20+	
138	Ash, Common	10	5444	3.0	250	Semi-mature	3.0	Normal	Fair	B	2	20+	
139	Ash, Common	12	6664	3.0	430	Early Mature	5.2	Normal	Good	B	2	20+	
140	Oak, English	12	6566	4.0	440	Early Mature	5.3	Normal	Fair	B	2	>40	Ivy clad
141	Maple, Norway	8	3343	3.0	200	Semi-mature	2.4	Normal	Fair	B	2	20+	



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g14 2	Maple, Norway	9	2322	2.5	200	Semi-mature	2.4	Moderate	Fair	C	2	20+	as boundary hedge
g14 3	Oak, English	10	3343	3.0	350	Early Mature	4.2	Normal	Fair	B	2	20+	Ivy smothered group 3
144	Ash, Common	10	4544	3.5	390	Early Mature	4.7	Normal	Good	B	2	20+	
145	Alder, Common	10	2332	3.0	285	Early Mature	3.4	Normal	Good	B	2	20+	Leaning (slightly)
146	Alder, Common	12	3333	3.0	305	Early Mature	3.7	Normal	Good	B	2	20+	
147	Ash, Common	11	5545	4.0	330	Early Mature	4.0	Normal	Good	B	2	20+	



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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
148	Ash, Common	9	4441	3.0	200	Semi-mature	2.4	Moderate	Fair	C	2	20+	
149	Alder, Common	12	4344	3.0	470	Mature	5.6	Normal	Good	B	2	20+	
150	Lime, Common	13	5545	3.0	400	Early Mature	4.8	Normal	Good	B	2	20+	
151	Lime, Common	14	4544	3.0	545	Early Mature	6.5	Normal	Fair	B	2	20+	narrow fork
152	Cherry, Wild (Gean)	10	6662	3.0	450	Mature	5.4	Normal	Good	B	2	20+	
g15 3	Ash, Common	8	2232	2.5	150	Semi-mature	1.8	Moderate	Fair	C	2	20+	Remote survey only (RS) behind building



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g15 4	Cherry, Wild (Gean)	7	2222	2.0	200	Semi-mature	2.4	Moderate	Fair	C	2	20+	Remote survey only (RS)
155	Birch, Silver	10	2212	3.0	190	Semi-mature	2.3	Normal	Fair	C	2	20+	
g15 6	Whitebeam	6	1221	2.0	140	Semi-mature	1.7	Moderate	Fair	C	2	20+	
157	Cherry, Wild (Gean)	7	3344	3.0	390	Mature	4.7	Normal	Good	B	2	20+	
158	Sorbus species	5	3122	2.0	140	Semi-mature	1.7	Poor	Poor	U		<10	poor decayed tree
159	Maple, Norway	9	5444	3.0	415	Early Mature	5.0	Normal	Good	B	2	20+	



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160	Cherry, Wild (Gean)	9	5442	3.0	290	Mature	3.5	Moderate	Fair	C	2	10+	
161	Birch, Silver	9	4443	3.0	340	Mature	4.1	Normal	Good	B	2	20+	
162	Birch, Silver	5	2011	2.0	90	Semi-mature	1.1	Moderate	Fair	C	2	20+	
163	Cherry, Wild (Gean)	8	3333	2.0	300	Early Mature	3.6	Moderate	Fair	C	2	20+	
164	Cherry, Wild (Gean)	7	3323	2.0	390	Early Mature	4.7	Moderate	Fair	C	2	20+	
165	Plum, Purple	6	3343	2.5	235	Mature	2.8	Moderate	Fair	C	2	20+	



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166	Oak, English	8	4434	3.0	400	Early Mature	4.8	Normal	Good	B	2	>40	
167	Birch, Silver	9	3333	2.0	230	Early Mature	2.8	Normal	Good	B	2	20+	
169	Cypress, Leyland	10	2211	3.5	540	Mature	6.5	Poor	Poor	C		<10	A sparser than normal canopy Remote survey only (RS) in decline
168	Cypress, Lawson	10	4311	3.5	700	Mature	8.4	Poor	Poor	C	2	10+	trifurcated Remote survey only (RS)
170	Birch, Silver	9	3222	3.0	310	Mature	3.7	Moderate	Fair	C	2	<10	Basal cavity
171	Birch, Silver	9	2212	2.0	185	Semi-mature	2.2	Moderate	Fair	C	2	20+	



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172	Birch, Silver	11	3211	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	10+	
173	Birch, Silver	7	3111	2.0	210	Semi-mature	2.5	Moderate	Poor	C		<10	
g17 4	Apple, Crab	8	3323	2.0	240	Early Mature	2.9	Normal	Fair	C	2	20+	
175	Birch, Silver	10	3233	3.0	285	Early Mature	3.4	Normal	Fair	C	2	20+	
176	Oak, English	22	8799	4.0	1280	Mature	15.4	Normal	Good	A	1	>40	lovely!
177	Oak, English	20	9,10,8,9	4.0	1100	Mature	13.2	Normal	Good	A	1	>40	



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g17 8	Plum, Myrobalan	7	3233	3.0	260	Early Mature	3.1	Moderate	Fair	C	2	10+	in avenue towards entrance
g17 9	Plum, Myrobalan	8	2322	3.0	270	Early Mature	3.2	Moderate	Fair	C	2	20+	group 7 in line towards entrance
180	Oak, English	9	4443	3.5	280	Early Mature	3.4	Normal	Good	B	2	>40	
181	Oak, English	12	9342	5.0	1300	Post-Mature	15.6	Moderate	Fair	B	2	>40	
182	Oak, English	18	5448	4.5	1310	Mature	15.7	Normal	Fair	B	2	20+	Inonotus decay fungi at base decay detect
183	Oak, English	19	4557	5.0	1050	Post-Mature	12.6	Moderate	Fair	B	2	10+	A sparser than normal canopy deadwood



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184	Oak, English	13	3531	5.0	600	Mature	7.2	Normal	Fair	B	2	>40	
185	Oak, English	15	3243	4.0	515	Mature	6.2	Normal	Fair	B	2	>40	
186	Oak, English	15	2663	4.5	635	Mature	7.6	Normal	Fair	B	2	20+	Deadwood (minor) throughout crown
187	Hornbeam	16	4665	4.5	590	Mature	7.1	Normal	Fair	B	2	20+	
188	Hornbeam	11	3553	3.5	330	Early Mature	4.0	Normal	Fair	B	2	>40	
g18 9	Cypress, Lawson	12	2322	1.0	400	Mature	4.8	Moderate	Fair	C	2	20+	Ivy clad group between buildings

## APPENDIX 2

### RECOMMENDED TREE WORKS

#### Notes for Guidance:

##### **1, 2, 3 - Urgent (ASAP), Standard (within 6 months), Non-urgent (2-3 years)**

- CB - Cut Back to boundary/clear from structure.
- CL# - Crown Lift to given height in meters.
- CT% - Crown Thinning by identified %.
- CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).\*
- CR% - Crown Reduce by given maximum % (of outermost branch & twig length)
- DWD - Remove deadwood.
- Fell - Fell to ground level.
- FInv - Further Investigation (generally with decay detection equipment).
- Pol - Pollard or re-pollard.
- Mon - Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use. Where clients retain their own ground staff, we recommend an annual in- house inspection and where practical, in the aftermath of extreme weather events.
- Svr Ivy / Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

\*Not generally specified following BS3998:2010



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## Appendix 2

**Surveyor(s):** Kim Dear & Adam Hollis

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### Recommended Tree Works

[Hide irrelevant](#)

[Show All Trees](#)

Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
26	Oak, English	B	10	2.5	3655	decay	Decay in trunk Decay fungi present on trunk/roots residue at base, hollow, has been reduced
45	Lime, Common	C	19	2.5	2333	DWD	Deadwood throughout crown Ivy clad deadwood over path
51	Lime, Common	C	12.5	3.0	2222	DWD	Die-back (minor) Deadwood throughout crown remove deadwood
59	Chestnut, Horse	C	17	2.0	6577	decay	Honey fungus at base Leaning (slightly) broken out limb, leans towards road
113	Ash, Common	U	14	7.0	4451	Fell	
115	Oak, English	B	16	4.0	8357	DWD	Deadwood throughout crown remove deadwood



Site: Hillingdon Hospital

Date: 11/11/20 & 20/01/21

Surveyor(s): Kim Dear & Adam Hollis

Ref: HFT\_THH\_TCR

## Appendix 2

### Recommended Tree Works

[Hide irrelevant](#)  
[Show All Trees](#)

Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
182	Oak, English	B	18	4.5	5448	FInv	Inonotus decay fungi at base decay detect

**APPENDIX 3****TREE CONSTRAINTS PLAN**



**NOTE:**  
This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).



## Landmark Trees

 Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU  
Tel: 0207 851 4544 Mobile: 07812 989928

Landmark Trees Tel: 020 834 4844 Mobile: 07812 365526  
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: Hillingdon Hospital	1:500@ A0
Drawing Title: Tree Constraints Plan	January 2021

Drawing Title: Tree Constraints Plan	January 2021
Key:	Crown Search

The diagram illustrates a tree trunk with a circular cross-section. A green circle labeled 'Category A' is positioned on the left side of the trunk. A blue dot labeled 'Category' is located on the right side. A green line labeled 'Crown Spread' extends from the top of the trunk to the right. A red line labeled 'Tree Number' extends from the bottom of the trunk to the right. The trunk itself is grey with a black outline.

High Quality

Category B

Moderate Quality

Root Protection

13

B2

Tree Number

Species

Root Protection

The legend includes:

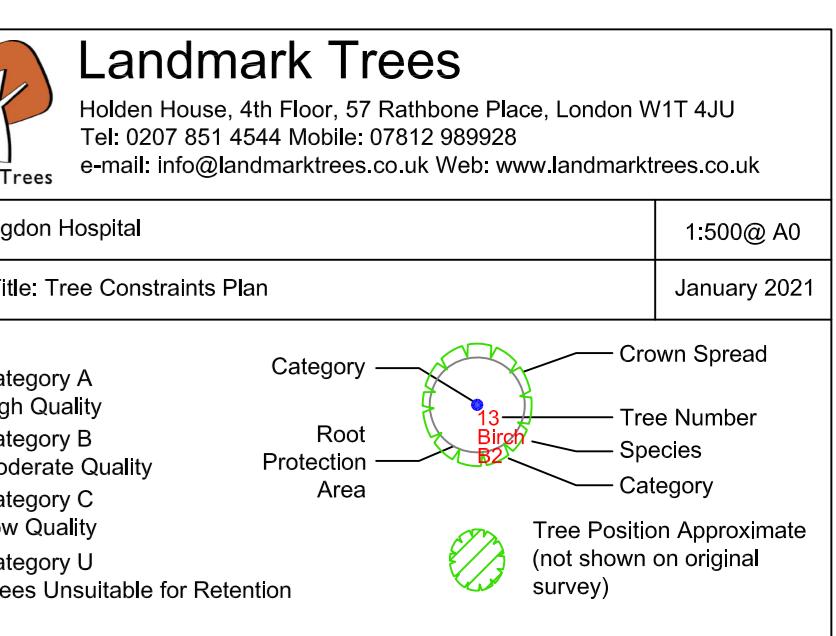
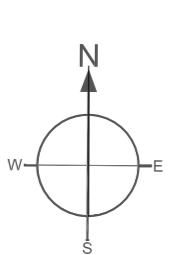
- Moderate Quality (blue circle)
- Category C (grey circle)
- Low Quality (black circle)
- Protection Area (green shaded region)
- Category (green circle)
- Tree Position Approximate (green circle with a cross)

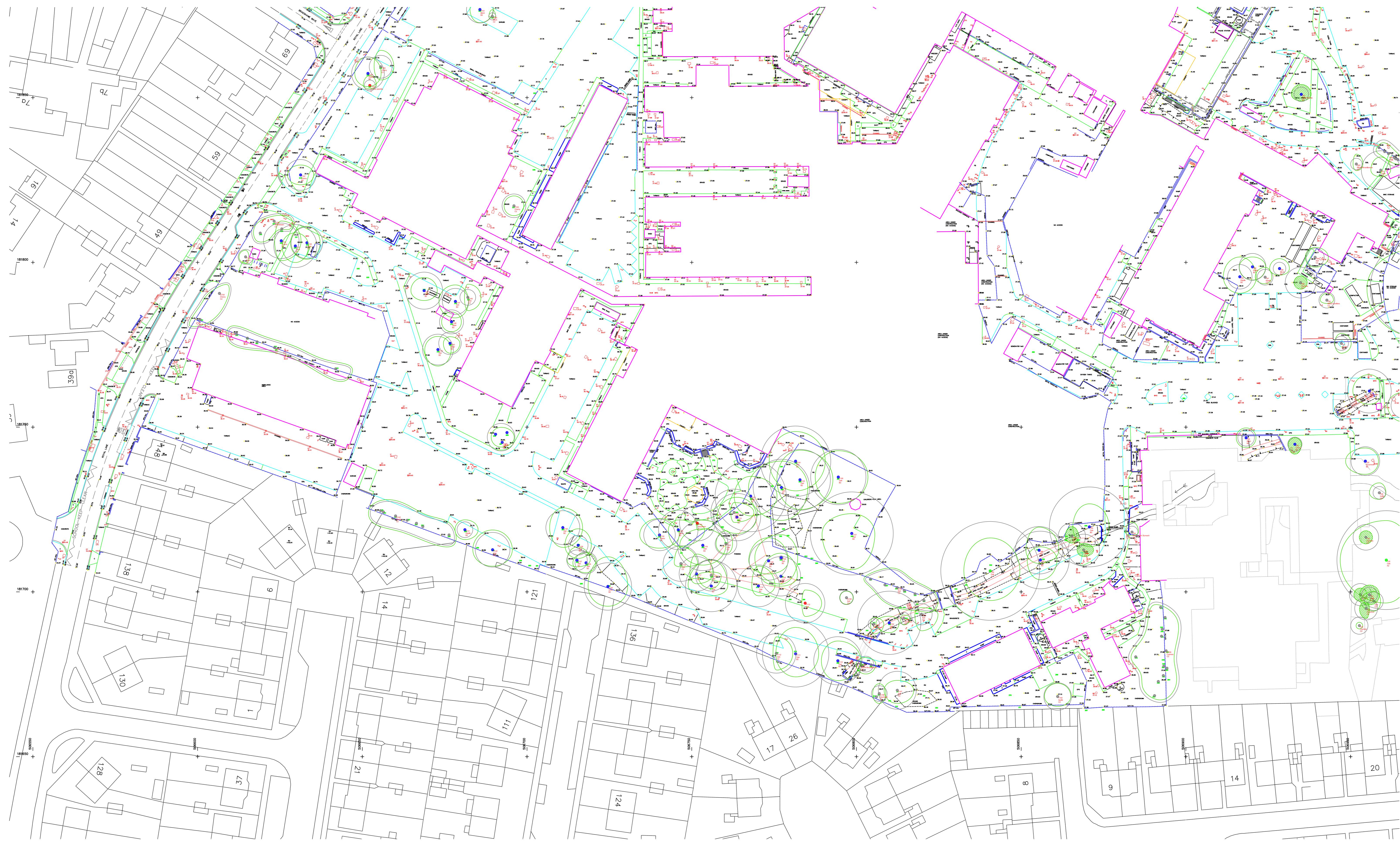
- Low Quality
- Category U
- Trees Unsuitable for Retention

 Tree Position Approximate  
(not shown on original survey)

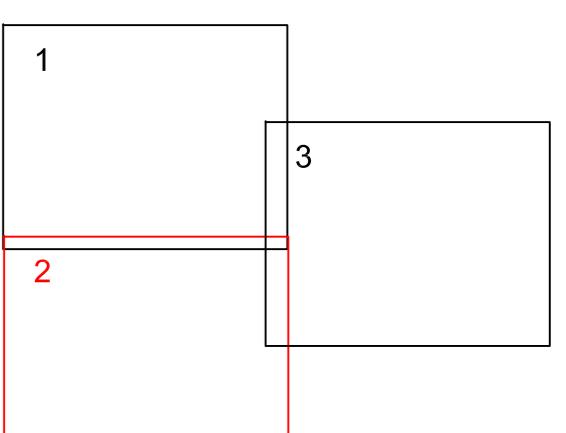
## • Trees Unsuitable for Retention Survey)

For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or [research@uiowa.edu](mailto:research@uiowa.edu).





0 10 20 30 40 50M



NOTE:  
This survey is of a preliminary nature. The trees were inspected from the ground on the basis of the Visual Tree Assessment method. No samples were taken for analysis and no specialist equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate measurement.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

Root spread in metres is taken at the four cardinal points to derive an accurate measurement.

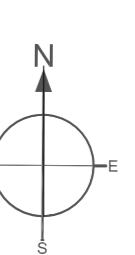
Site: Hillingdon Hospital

Drawing Title: Tree Constraints Plan

January 2021

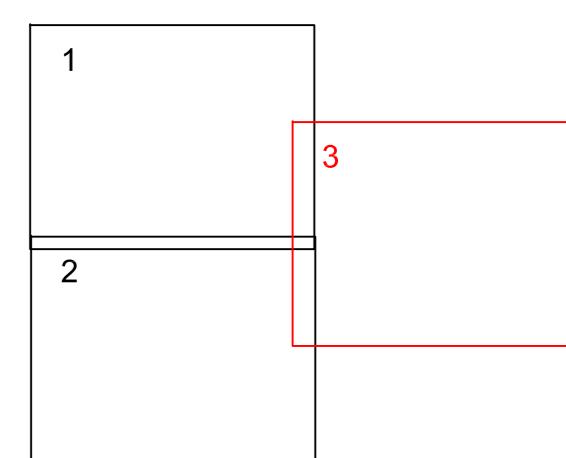
Key:

Category	Crown Spread	Root Protection Area	Tree Number	Species	Category
Category A	Green circle				
Category B	Blue circle				
Category C	Grey circle				
Category U	Red circle				
Tree Unusable for Retention					
Tree Position Approximate (not shown on original survey)					





0 10 20 30 40 50M



**NOTE:**  
This survey is of a preliminary nature. The trees were inspected from the ground on the basis of the Visual Tree Assessment method. No samples were taken for analysis and no specialist equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the up-slope side of the tree base).

Root spread in metres is taken at the four cardinal points to derive an accurate representation of the root system.

Site: Hillingdon Hospital 1:500@ A0

Drawing Title: Tree Constraints Plan January 2021

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unusable for Retention
- Crown Spread
- Root Protection Area
- Tree Number
- Species
- Category
- Tree Position Approximate (not shown on original survey)

